

Catskill Watershed Corporation
Board Meeting
September 2, 2025
AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call of Directors**
- IV. Review and Approval of August 5, 2025 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 (* Pending Committee Recommendation)**
 - Res #5811 Tab 6 – Septic Over \$30,000 – Ethan Hethcote
 - Res #5812 Tab 7 – Septic Over \$30,000 – James McLachlan
 - Res #5813 Tab 8 – Septic Over \$30,000 – Laura White
 - Res #5814 Tab 9 – Septic Over \$30,000 – Expanded Septic - Winnisook Inc. – Hunters Cabin
 - Res #5815 Tab 10 – Septic Over \$30,000 – Additional Cost – Robert Barker
 - Res #5816 Tab 11 – Septic Over \$30,000 – Additional Cost – Veronica Gomez
 - Res #5817 Tab 12 – Septic Over \$30,000 – Additional Cost – Nigel Hall
 - Res #5818 Tab 13 – Septic Over \$30,000 – Additional Cost – Seikai Ishizuka
 - Res #5819 Tab 14 – Septic Over \$30,000 – Additional Cost – Douglas McLaurine
 - Res #5820 Tab 15 – Septic Over \$30,000 – Additional Cost – Andrea Occhi
 - Res #5821 Tab 16 – Septic Over \$30,000 – Additional Cost – Constantine Pengos
 - Res #5822 Tab 17 – Septic Over \$30,000 – Additional Cost – Peggy Pilch
 - Res #5823 Tab 18 – Septic Over \$30,000 – Additional Cost – Jason Roxby
 - Res #5824 Tab 19 – Septic Over \$30,000 – Additional Cost – Steven Troup
 - Res #5825 Tab 20 – Septic Over \$30,000 – Additional Cost – Timothy Liu
 - Res #5826 Tab 21 – Septic Over \$30,000 – Additional Cost – Expanded Septic – Winnisook Inc. – Hinkley Cabin
 - Res #5827 Tab 22 – Septic Over \$30,000 – Additional Cost – Expanded Septic – 37 Alpine Road Property - Slide Mountain Forest House System 2
 - Res #5828 Tab 23 – Second Time Repair Eligibility – Elizabeth Estelle*
 - Res #5829 Tab 24 – Second Time Repair Eligibility – Christina Mitchell*
 - Res #5830 Tab 25 – Second Time Repair Eligibility – Patricia Strahl*
 - Res #5831 Tab 26 – FSW – Catskill Holdings Windham – Additional Funds
 - Res #5832 Tab 27 – FSW – Stonewall Windham LLC
 - Res #5833 Tab 28 – MOA 145 – Catskill Holdings Windham – Additional Funds
 - Res #5834 Tab 29 – MOA 145 – Stonewall Windham LLC
 - Res #5835 Tab 30 – FHMIP – Feasibility Study – Adrian Colarusso – 1392 Route 214 Lanesville NY
 - Res #5836 Tab 31 – FHMIP – Feasibility Study – Robert Johnson – 1487 Route 214 Lanesville NY
 - Res #5837 Tab 32 – FHMIP – Feasibility Study – Preston Woolheater – 1242 Route 214 Lanesville NY
 - Res #5838 Tab 33 – FHMIP – Tank Anchoring – 54 Main Street LLC – Michael Ricciardella
 - Res #5839 Tab 34 – WPPC Committee & The Technical Advisory Committee
 - Res #5840 Tab 35 – CFF – 2025 Budget Increase
- Executive Session**
 - Res #5841 Tab 36 – CFF – Bridge Loan – Sound Mountain Music, LLC.
- VIII. Announcements from the Chair**
- IX. Board Member Discussion – Next Meeting October 7, 2025**
- X. Adjournment**

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

DRAFT MINUTES

August 5, 2025

I. Called to Order at 12:45 PM

II. Pledge of Allegiance: Led by Tina Molé

III. Roll Call of Directors

Members Present: Tina Molé, Alicia Terry, James Sofranko, Shilo Williams, Richard Parete, Christopher Mathews, Joseph Cetta, Innes Kasanof, John Kosier, Jeff Senterman, Arthur Merrill, Allen Hinkley, George Haynes, Jr. and Thomas Hoyt

Members Excused: Thomas Snow

Staff Members Present: Jason Merwin, Timothy Cox, Donald Brown, Jessica Fiedler, Lindsay Ballard, Gemma Young, Lynn Kavanagh, Barbara Puglisi, Zach Baldwin-Way, Audrey Strom and Caitlynn Gatson.

Others Present: Aaron Bennett (NYCDEP), Nick Sadler (NYCDEP), Gerson Tavaréz (NYCDEP), Mike Maloney (NYSDOH), Asher Josephson (NYCDEP Intern) and John Schwartz (NYCDEP)

Others Present Via Zoom: Nick Carbone (Watershed Affairs Coordinator), Tom Stalter (NYCDEP), Dymitry Ostapyshyn (NYCDEP), Mike Myers (NYCDEP), Samantha Costa (CWC) Matt Gianetta (NYCDEP)

IV. Review and Approval of July 1, 2025, Board Minutes

A motion to approve the Board Minutes to stand as submitted was made by Tina Molé without objection

Voice Vote carried unanimously.

V. Presentation of Communications

Finance Report

A motion to approve the financial reports as of May 31, 2025, was made by Arthur Merrill and seconded by Joseph Cetta.

Voice Vote, carried unanimously.

Executive Director's Report

Committee Schedule

Committee Meeting Minutes

Committee minutes were received and approved as submitted upon motion by Tina Molé.

VI. Public Discussion: Samantha Costa stated that the Groundbreaking and ribbon cutting ceremony will be held at Kirkside on Friday, August 8, 2025 at 4:30 pm. If any of the Board Members would like to attend please feel free to do so. Jason Merwin announced that our wonderful interns, Caitlynn Gatson, Audrey Strom and Zach Baldwin-Way will finish their internship on Friday, August 8, 2025. However, Zach has accepted a position with CWC and his official start date is Monday, August 18, 2025.

VII. Presentation of Resolutions

A motion to approve Tab 6 to Tab 10, Resolution No. 5781 to Resolution No. 5785, was made by Thomas Hoyt and seconded by Innes Kasanof.

Septic Over \$30,000 – Robert Danetz – Tab 6

August 5, 2025

RESOLUTION NO. 5781

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000: ROBERT DANETZ

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-Five Thousand Dollars (\$35,000.00), 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 Eighty-Two Thousand One Hundred Dollars (\$82,100.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Eighty-Two Thousand One Hundred Dollars (\$82,100.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Eighty-Two Thousand One Hundred Dollars (\$82,100.00) 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 Eighty-Two Thousand One Hundred Dollars (\$82,100.00).

Robert Danetz Over \$35,000:

Address: 182 Deer Run Road, Denver NY 12421

Town: Roxbury

Bedrooms: 3

Engineer: John Bolger P.E.

Contractor: Four Season Landscaping

Sign In Date: 04/12/24

Design Application Received By DEP: 02/25/25

Design Application Deemed Complete: 03/14/25

Date Recommended For DEP Design Approval: 04/15/25

2-Year Deadline: 04/12/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$82,100.00, \$83,250.00 and \$83,700.00. Major components of this system include a 1,000 gallon septic tank, a siphon chamber, 50 linear feet of gravity pipe, an effluent filter, one distribution box, 240 linear feet of absorption trench, 476 cubic yards of absorption fill material, 103 linear feet of curtain drain, 60 linear feet of curtain drain outlet pipe, 103 linear feet of improved swale, 476 linear feet of access road, shuttle and set tanks with a large excavator, shuttle material, remove 30 trees and site restoration. We received a quote for \$82,100.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$82,100.00.

Septic Over \$30,000 – Maria Macri – Tab 7

August 5, 2025

RESOLUTION NO. 5782

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
MARIA MACRI

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-Five Thousand Dollars (\$35,000.00), 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 Forty-Nine Thousand Two Hundred Thirty Dollars (\$49,230.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Forty-Nine Thousand Two Hundred Thirty Dollars (\$49,230.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Nine Thousand Two Hundred Thirty Dollars (\$49,230.00) 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-Nine Thousand Two Hundred Thirty Dollars (\$49,230.00).

Maria Macri Over \$35,000:

Address: 377 County Highway 13, Prattsville, NY 12468

Town: Lexington

Bedrooms: 3

Engineer: Christopher DiChiaro P.E.

Contractor: Belgian Trucking & Excavating

Sign In Date: 8/07/24

Design Application Received By DEP: 10/16/24

Design Application Deemed Complete: 10/22/24

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$49,230.00, \$52,000.00 and \$53,500.00. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 32 linear feet gravity pipe, 119 linear feet of force main, an effluent filter, one distribution box, 355 cubic yards of absorption fill material, 300 linear feet of absorption trench, 130 linear feet of curtain drain, 110 linear feet of curtain drain outlet pipe, 55 linear feet of access road and site restoration. We received a quote for \$49,230.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$49,230.00.

Septic Over \$30,000 – Robert Michel – Tab 8

August 5, 2025

RESOLUTION NO. 5783

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
ROBERT MICHEL

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-Five Thousand Dollars (\$35,000.00), 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 Forty-Eight Thousand Two Hundred Thirty-Seven Dollars and Thirty-One Cents (\$48,237.31); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Forty-Eight Thousand Two Hundred Thirty-Seven Dollars and Thirty-One Cents (\$48,237.31) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Eight Thousand Two Hundred Thirty-Seven Dollars and Thirty-One Cents (\$48,237.31) 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-Eight Thousand Two Hundred Thirty-Seven Dollars and Thirty-One Cents (\$48,237.31).

Robert Michel Over \$35,000:

Address: 544 Durham Road, Gilboa NY 12076
Town: Conesville
Bedrooms: 3

Engineer: Praetorius & Conrad P.C.
Contractor: SM Young Construction
Sign In Date: 11/12/24
Design Application Received By DEP: 02/14/25
Design Application Deemed Complete: 03/04/25
Date Recommended For DEP Design Approval: 03/05/25
2-Year Deadline: 11/12/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$48,237.31, \$49,870.00 and \$54,980.00. Major components of this system include a 1,000 gallon H2O septic tank, a siphon chamber, 140 linear feet of gravity pipe, an effluent filter, one distribution box, 575 cubic yards of absorption fill material, 244 linear feet of absorption trench, 120 linear feet curtain drain, 60 linear feet of curtain drain outlet pipe, 125 linear feet of access road, remove five trees and site restoration. We received a quote for \$48,237.31. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$48,237.31.

Septic Over \$30,000 – Thomas Mueller – Tab 9

August 5, 2025

RESOLUTION NO. 5784

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
THOMAS MUELLER

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-Five Thousand Dollars (\$35,000.00), 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 Fifty-Eight Thousand Three Dollars (\$58,003.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Fifty-Eight Thousand Three Dollars (\$58,003.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Fifty-Eight Thousand Three Dollars (\$58,003.00) 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 Fifty-Eight Thousand Three Dollars (\$58,003.00).

Thomas Mueller Over \$35,000:

Address: 418 Hogg Mountain Road, Fleischmanns NY 12430

Town: Middletown
Bedrooms: 2
Engineer: John Bolger P.E.
Contractor: Jim Peters Excavating
Sign In Date: 12/09/24
Design Application Received By DEP: 01/10/25
Design Application Deemed Complete: 01/17/25
Date Recommended For DEP Design Approval: 03/27/25
2-Year Deadline: 12/09/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$58,003.00, \$61,100.00 and \$62,753.00. Major components of this system include a 1,000 gallon H2O septic tank, a pump chamber, 116 linear feet of gravity pipe, 88 linear feet of force main, an effluent filter, 145 cubic yards of absorption fill material, 62 cubic yards of C-33 sand, two peat modules, 50 linear feet of curtain drain, 40 linear feet of curtain drain outlet pipe, 50 linear feet of improved swale, 10 linear feet of six-inch sleeve, remove 20 trees, set tanks with a large excavator and site restoration. We received a quote for \$58,003.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$58,003.00.

Septic Over \$30,000 – Kathryn Musilek – Tab 10

August 5, 2025

RESOLUTION NO. 5785

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$30,000:
KATHRYN MUSILEK

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-Five Thousand Dollars (\$35,000.00), 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 two construction quotes, including the lowest quote for the septic system repair in the amount of Fifty-Three Thousand Four Hundred Fifteen Dollars (\$53,415.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of Fifty-Three Thousand Four Hundred Fifteen Dollars (\$53,415.00) to be a reasonable cost for this system in accordance with the schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Fifty-Three Thousand Four Hundred Fifteen Dollars (\$53,415.00) 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 Fifty-Three Thousand Four Hundred Fifteen Dollars (\$53,415.00).

Kathryn Musilek Over \$30,000:

Address: 627 West Platner Brook Road, Delhi NY 13753

Town: Delhi

Bedrooms: 2

Engineer: Steele Brook Engineering

Contractor: LaFever Excavating

Sign In Date: 5/31/24

Design Application Received By DEP: 01/07/25

Design Application Deemed Complete: 01/14/25

Date Recommended for DEP Design Approval: 02/26/25

2-Year Deadline: 5/31/26

Homeowner and CWC staff received two quotes from unrelated contractors for the amount of \$53,415.00 and \$53,960.00. Major components of this system include a 1,000 gallon septic tank, 68 linear feet of gravity pipe, one distribution box, 386 cubic yards of absorption fill material, 160 linear feet of Presby pipe, 19 cubic yards of C-33 sand, 63 linear feet of vent pipe, 172 linear feet of curtain drain, 47 linear feet of curtain drain outlet pipe, 77 linear feet of improved swale, remove eight trees, bucket material and site restoration. This is a secondary residence eligible for 60% reimbursement, \$53,415.00 X 60% = \$32,049.00. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$32,049.00.

Voice Vote, carried unanimously.

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A motion to approve Tab 11, Resolution No. 5786, was made by Richard Parete and seconded by Arthur Merrill.

**Septic Over \$30,000 – Expanded Septic – Jeffrey Laskow – Tab 11**

August 5, 2025

**RESOLUTION NO. 5786**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:**

**JEFFREY LASKOW**

**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-Five Thousand Dollars (\$35,000.00), 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-Six Thousand Three Hundred Fifty-Nine Dollars and Thirteen Cents (\$36,359.13); and

**WHEREAS**, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

**WHEREAS**, the CWC staff have determined the eligible amount of Thirty-Six Thousand Three Hundred Fifty-Nine Dollars and Thirteen Cents (\$36,359.13) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Thirty-Six Thousand Three Hundred Fifty-Nine Dollars and Thirteen Cents (\$36,359.13) 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 Three Hundred Fifty-Nine Dollars and Thirteen Cents (\$36,359.13).

**Jeffrey Laskow Over \$35,000:**

**Expanded Septic Program**

Address: 8279 State Route 28, Big Indian NY 12410

Town: Shandaken

Engineer: John Bolger P.E.

Contractor: Jim Peters Excavating

Sign In Date: 06/28/23

Design Application Received By DEP:

Design Application Deemed Complete:

Date Recommended For DEP Design Approval:

2-Year Deadline: 06/28/25

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$38,600.00, \$38,975.00 and \$39,200.00. Major components of this system include a 1,000 gallon H2O septic tank, an H2O pump chamber, 77 linear feet of gravity pipe, an effluent filter, one distribution box, 100 linear feet of absorption trench, remove six trees, spread and reclaim excess material and site restoration. Mr. Laskow is responsible for costs of additional four-inch pipe and half of the absorption field which will serve the new residence. Ineligible costs total \$2,240.97, therefore  $\$38,600.00 - \$2,240.87 = \$36,359.13$ . The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$36,359.13.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 12 to Tab 14, Resolution No. 5787 to Resolution No. 5789, was made by Allen Hinkley and seconded by Arthur Merrill.

Septic Over \$30,000 – Additional Cost – Carolee Reagan – Tab 12

August 5, 2025

RESOLUTION NO. 5787

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:
CAROLEE REAGAN

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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on October 1, 2024, by Resolution Number 5428, the CWC Board approved reimbursement to Carolee Regan in an amount not-to-exceed Thirty-Two Thousand Eighty-Seven Dollars and Sixty-Four Cents (\$32,087.64); 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 Sixty-Five Dollars and Twenty-Eight Cents (\$1,065.28); and

WHEREAS, the total contractor's invoices for this system is more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Thousand Sixty-Five Dollars and Twenty-Eight Cents (\$1,065.28); and

WHEREAS, CWC staff have determined that Thirty-Three Thousand One Hundred Fifty-Three Dollars and Ninety-Two Cents (\$33,153.92) 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-Three Thousand One Hundred Fifty-Three Dollars and Ninety-Two Cents (\$33,153.92) 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-Three Thousand One Hundred Fifty-Three Dollars and Ninety-Two Cents (\$33,153.92).

Carolee Reagan Backup

Address: 4926 Route 212, Willow NY 12495

Town: Woodstock

Engineer: Rex Sanford

Contractor: Chad Davis Contracting

This project was previously approved for \$32,087.64. Material excavated for the septic tank and absorption field was unsuitable for backfill. Two loads of clean material were brought in to backfill the system. The contractor has requested \$1,065.28 for the added work. This amount appears to be reasonable and justifiable. The total project cost will be \$33,153.92. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Carolee Regan in the amount not to exceed \$1,065.28 for additional costs to build her septic system for a total project cost not-to-exceed \$33,153.92.

Septic Over \$30,000 – Additional Cost – Kevin Taylor – Tab 13

August 5, 2025

RESOLUTION NO. 5788

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE

OVER \$30,000 – ADDITIONAL COSTS:

KEVIN TAYLOR

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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on November 5, 2024, by Resolution Number 5468, the CWC Board approved reimbursement to Kevin Taylor in an amount not-to-exceed Fifty-Three Thousand Two Hundred Seventy-Three Dollars and Seventy-Seven Cents (\$53,273.77); 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 Five Hundred Thirty-Nine Dollars and Twenty-Five Cents (\$3,539.25); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand Five Hundred Thirty-Nine Dollars and Twenty-Five Cents (\$3,539.25); and

WHEREAS, CWC staff have determined that Fifty-Six Thousand Eight Hundred Thirteen Dollars and Two Cents (\$56,813.02) 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 Fifty-Six Thousand Eight Hundred Thirteen Dollars and Two Cents (\$56,813.02) 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 Fifty-Six Thousand Eight Hundred Thirteen Dollars and Two Cents (\$56,813.02).

Kevin Taylor Backup

Address: 6191 Dryden Road, Walton NY 13856

Town: Tompkins

Engineer: Steele Brook Engineering

Contractor: Catskill Underground Services

This project was previously approved for \$53,273.77. Rock was encountered during installation of the septic tank. The contractor had to hammer for five hours to attain necessary depths. Due to rain, 1,200 square feet of jute fabric was installed on the lower taper of the absorption field to prevent erosion. The contractor has requested \$3,539.25 for the added work. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Kevin Taylor in the amount not to exceed \$3,539.25 for additional costs to build his septic system for a total reimbursement not-to-exceed \$56,813.02

Septic Over \$30,000 – Additional Cost – Claudia Casamassime – Tab 14

August 5, 2025

RESOLUTION NO. 5789

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:
CLAUDIA CASAMASSIME

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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on October 1, 2024, by Resolution Number 5434, the CWC Board approved reimbursement to Claudia Casmassime in an amount not-to-exceed Sixty-One Thousand Seven Hundred Fifty-Four Dollars and Twenty-Six Cents (\$61,754.26); 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 Seven Thousand Nine Hundred Fifteen Dollars and Eighty-Five Cents (\$7,915.85); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Seven Thousand Nine Hundred Fifteen Dollars and Eighty-Five Cents (\$7,915.85); and

WHEREAS, CWC staff have determined that Sixty-Nine Thousand Six Hundred Seventy Dollars and Eleven Cents (\$69,670.11) 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 Sixty-Nine Thousand Six Hundred Seventy Dollars and Eleven Cents (\$69,670.11) 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 Sixty-Nine Thousand Six Hundred Seventy Dollars and Eleven Cents (\$69,670.11).

Claudia Casamassime Backup

Address: 76 Grandview Acres, Phoenicia NY 12464

Town: Shandaken

Engineer: Rex Sanford P.E.

Contractor: Michael Formont

This project was previously approved for \$61,754.26. The system was receiving a large amount of ground water causing the pump alarm to go off. The source was determined to be the existing septic tank. The engineer instructed the contractor to replace the tank. The contractor has requested \$7,915.85 for the added work. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Claudia Casamassime in the amount not to exceed \$7,915.85 for additional costs to build her septic system for a total not-to-exceed amount of \$69,670.11.

Voice Vote, carried unanimously.

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A motion to approve Tab 15 to Tab 21, Resolution No. 5790 to Resolution No. 5796, was made by Thomas Hoyt and seconded by John Koiser

**Second Time Repair Eligibility – Vicky Bush – Tab 15**

August 5, 2005

**RESOLUTION NO. 5790**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY – VICKY BUSH**

**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, Vicky Bush, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Vicky Bush Backup**

Ms. Bush’s property is located in the Town of Walton. This project was paid for in 2007 under our Priority 4 Program. Sewage is surfacing in the leach field. The homeowner had maintenance pump outs done in 2012 and 2023. CWC Septic Committee recommends the CWC Board of Directors approve Ms. Bush’s eligibility for a second time repair funded by the MOA Septic Program.

**Second Time Repair Eligibility – David Davis – Tab 16**

August 5, 2025

**RESOLUTION NO. 5791**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY – DAVID DAVIS**

**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, David Davis, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**David Davis Backup**

Mr. Davis's property is located in the Town of Walton. This project was paid for in 2008 under our Priority 3 Program. There is a lot of water coming off the hill above tanks and peat pods. A curtain drain needs to be installed to protect the system. The homeowner had a maintenance pump out in 2015. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Davis's eligibility for a second time repair funded by the MOA Septic Program.

**Second Time Repair Eligibility – Leslie Drinkwater – Tab 17**

August 5, 2025

**RESOLUTION NO. 5792**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY –  
LESLIE DRINKWATER**

**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, Leslie Drinkwater, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Leslie Drinkwater Backup**

Ms. Drinkwater's property is located in the Town of Walton. This project was paid for in 2009 under our Priority 5 Program. The pump was no longer working and has since been replaced. The homeowner had maintenance pump outs done in 2016 and 2025. CWC Septic Committee recommends the CWC Board of Directors approve Ms. Drinkwater's eligibility for a second time repair funded by the MOA Septic Program.

**Second Time Repair Eligibility – Harold Koch – Tab 18**

August 5, 2025

**RESOLUTION NO. 5793**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY – HAROLD KOCH**

**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, Harold Koch, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Harold Koch Backup**

Mr. Koch's property is located in the Town of Windham. This project was paid for in 2004 under our Reimbursement Program. The pump alarm has been going off. Most likely the pump needs to be replaced. The homeowner has not had any maintenance pump outs that we are aware of. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Koch's eligibility for a second time repair funded by the MOA Septic Program.

August 5, 2025

**RESOLUTION NO. 5794**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY –  
GEORGE NICHOLAS**

**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, George Nicholes, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**George Nicholes Backup**

Mr. Nicholes’s property is located in the Town of Prattsville. This project was paid for in 2008 under our Priority 5 Program. The pump is no longer working and needs to be replaced. The homeowner has not had any maintenance pump outs that we are aware of. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Nicholes’s eligibility for a second time repair funded by the MOA Septic Program.

**Second Time Repair Eligibility – Guy Oddo – Tab 20**

August 5, 2025

**RESOLUTION NO. 5795**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY –  
GUY ODDO**

**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, Guy Oddo, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Guy Oddo Backup**

Mr. Oddo's property is located in the Town of Hurley. This project was paid for in 2001 under our Coordinator Program. The level in the tank is high and sewage is backing up into the house. The outlet baffle on the septic tank was also broken. The homeowner had a maintenance pump out in 2007. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Oddo's eligibility for a second time repair funded by the MOA Septic Program.

**Second Time Repair Eligibility – Marilyn Tuttle – Tab 21**

August 5, 2025

**RESOLUTION NO. 5796**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY –  
MARILYN TUTTLE**

**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, Marilyn Tuttle, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Marilyn Tuttle Backup**

Ms. Tuttle's property is located in the Town of Windham. The septic tank was paid for in 2007 under our Priority 4 Program. The tank is in poor condition and needs to be replaced. The homeowner had maintenance pump outs done in 2024. CWC Septic Committee recommends the CWC Board of Directors approve Ms. Tuttle's eligibility for a second time repair funded by the MOA Septic Program.

*Voice Vote, carried unanimously.*

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A motion to deny Tab 22, Resolution No. 5797, was made by Arthur Merrill and seconded by Innes Kasanof.

Septic Appeal – Nathan Rittgarn – Tab 22

August 5, 2025

RESOLUTION NO. 5797

MOA SEPTIC PROGRAM APPEAL – NATHAN RITTGARN

WHEREAS, the Catskill Watershed Corporation ("CWC") established and administers the Septic Rehabilitation and Replacement Program ("MOA Septic Program") to replace or repair eligible septic systems, serving residences in the New York City Watershed West of the Hudson River; and

WHEREAS, the CWC staff reviewed a request from Nathan Rittgarn for eligibility to repair/replace a holding tank with a failed absorption field in the Town of Prattsville, Greene County; and

WHEREAS, CWC staff reviewed the application and determined the application should be denied because a holding tank is not a subsurface treatment septic system eligible for a CWC MOA Septic Program grant; and

WHEREAS, the CWC Septic Program rules established an appeals process that permits an applicant to appeal to the CWC Board of Directors when the applicant disputes the CWC staff determination; and

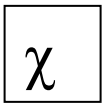
WHEREAS, Nathan Rittgarn timely submitted a letter appealing the determination of eligibility; and

WHEREAS, the MOA Septic Program rules provides that the CWC Board of Directors may reverse the decision to deny reimbursement in whole or in part in the following instances:

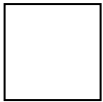
- a) The applicant was wrongly deemed ineligible;
- b) The applicant was wrongly denied reimbursement, in whole or in part, based upon an incorrect determination that the work for which reimbursement is sought was not necessary.
- c) The applicant was wrongly denied reimbursement, in whole or in part, based upon an incorrect determination that the cost of the work for which reimbursement is sought is not reasonable.
- d) There are special circumstances involved which warrant eligibility to the program or that warrant reimbursement; and

WHEREAS, CWC Septic Committee will review and recommend action on this appeal at their next scheduled meeting on August 5, 2025.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the MOA Septic Reimbursement Program Appeal and makes the following determination:



Denies the Appeal



Grants the Appeal

Voice Vote, carried unanimously.

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A motion to approve Tab 23, Resolution No. 5798, was made by Richard Parete and seconded by George Haynes, Jr.

**Future Stormwater – Kennedy Plumbing, Heating and Cooling LLC – Tab 23**

August 5, 2025

**RESOLUTION NO. 5798**

**BOARD REVIEW OF  
CWC FUTURE STORMWATER PROGRAM APPLICATION FOR  
KENNEDY PLUMBING, HEATING AND COOLING, LLC: STORMWATER CONTROLS**

**WHEREAS**, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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**, the CWC in consultation with New York City Department of Environmental Protection (NYCDEP) established the Future Stormwater Program (Program) that provides for reimbursement or voucher for eligible stormwater projects; and

**WHEREAS**, the Future Stormwater Program Rules require that each application, with all documentation and staff recommendations shall be presented to the Board of Directors for approval of funding; and

**WHEREAS**, Kenney Plumbing, Heating, and Cooling, LLC, has applied to the CWC Future Stormwater Program for one-half of 100% reimbursement of eligible design and construction costs for stormwater controls for a new storage and workshop building in the amount of Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35); 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 CWC Future Stormwater Programs of eligible stormwater costs for an amount of Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35); and

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

**NOW, THEREFORE, LET IT BE RESOLVED**, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the Future Stormwater Program in the total not-to-exceed amount of Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35) for design and construction costs of stormwater controls for a new storage and workshop building.

**Kennedy Plumbing, Heating and Cooling, LLC**

**Program:** Future Stormwater/MOA-145

**Address:** 73 Meredith Street, Delhi NY

**Engineer:** Jess Engineering PLLC

Contractor: Van Dusen Backhoe & Landscape Service

**Parcel ID:** 149.19-8-1.2

**Project Description:**

On May 6, 2025 NYC DEP approved a Small Project-Stormwater Pollution Prevention Plan (SWPPP) for Kenney Plumbing, Heating, and Cooling, LLC located in Delhi, NY. The project is located within 100' of a watercourse, with an anticipated disturbance under 1 acre, therefore a NYC DEP review and approval of a Small Project-Stormwater Pollution Prevention Plan (SWPPP) is required. Coverage under the NYS DEC General Permit was not required.

The proposed project is comprised of adding a new storage/workshop and office building.

The proposed stormwater at the sight includes erosion and sediment controls, checks dams, and a swale.

The applicant submitted an application on June 13, 2025. Funding for this project is 100% of eligible SWPPP costs as the project is solely required by NYC DEP. Design and construction costs with a CWC added 15% contingency totaled to Twenty-Two Thousand Three Hundred Twenty-Two Dollars and Seventy Cents (\$22,322.70). The applicant is considered a small business therefore funding is split between the Future Stormwater Program and the MOA-145 program or Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35) from each program.

| <b>COST BREAKOUT</b>      |                    |
|---------------------------|--------------------|
| Design:                   | \$3,515.00         |
| Construction:             | \$15,896.05        |
| <b>Total:</b>             | <b>\$19,411.05</b> |
| 15% Contingency:          | \$2,911.65         |
| <b>TOTAL:</b>             | <b>\$22,322.70</b> |
| <b>100% Election</b>      | <b>\$22,322.70</b> |
| <b>PROGRAM ALLOCATION</b> |                    |
| FSW Funding               | <b>\$11,161.35</b> |
| MOA-145 Funding           | <b>\$11,161.35</b> |

The CWC recommends reimbursement of up to Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35) from both the Future Stormwater Program and the MOA-145 program to the Kennedy Plumbing, Heating and Cooling, LLC project for costs associated with a small project SWPPP required solely by NYC Watershed Regulations.

**Recommended Future Stormwater Funding Request not to exceed \$11,161.35**

**Recommended MOA-145 Funding Request not to exceed \$11,161.35**

*Voice Vote, carried unanimously.*

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A motion to approve Tab 24, Resolution No. 5799, was made by Richard Parete and seconded by George Haynes, Jr.

Future Stormwater – New Mayfair Development – Tab 24

August 5, 2025

RESOLUTION NO. 5799

BOARD REVIEW OF
CWC FUTURE STORMWATER PROGRAM APPLICATION FOR
NEW MAYFAIR DEVELOPMENT CORP. STORMWATER CONTROLS

WHEREAS, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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, the CWC in consultation with New York City Department of Environmental Protection (NYCDEP) established the Future Stormwater Program (Program) that provides for reimbursement or voucher for eligible stormwater projects; and

WHEREAS, the Future Stormwater Program Rules require that each application, with all documentation and staff recommendations shall be presented to the Board of Directors for approval of funding; and

WHEREAS, New Mayfair Development Corp, has applied to the CWC Future Stormwater Program for one-half of 50% reimbursement of eligible design and construction costs for stormwater controls for a new subdivision in the amount of One Hundred Thirty-Eight Thousand Nine Hundred Seventy-Four Dollars and Ninety-Three Cents (\$138,974.93); 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 CWC Future Stormwater Programs of eligible stormwater costs for an amount of One Hundred Thirty-Eight Thousand Nine Hundred Seventy-Four Dollars and Ninety-Three Cents (\$138,974.93) and

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

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the Future Stormwater Program in the total not-to-exceed amount of One Hundred Thirty-Eight Thousand Nine Hundred Seventy-Four Dollars and Ninety-Three Cents (\$138,974.93) for design and construction costs of stormwater controls for a subdivision.

New Mayfair Development Corp.

Program: FSW/MOA-145

Address: 398 State Route 296 Hensonville, NY

Engineer: Kaaterskill Engineers

Contractor: Rich Rothe

Tax Parcel ID: 164.00-2-44

Project Description:

On August 11, 2015 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for New_Mayfair Development Corp. located in Hensonville, New York. The SWPPP approval has been extended to August 11, 2027. 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 for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of constructing a 10 lot subdivision and access roads. Stormwater controls consist of swales, stormwater ponds, infiltration basin, culverts, drainage piping, level spreaders and filter strips.

New Mayfair Development Corp._submitted an application on May 22, 2025. The total engineering and construction costs amount to Four Hundred Eighty-Four Thousand Six Dollars and Seven Cents (\$484,006.07). The applicant has elected for 50% of eligible design and construction costs. The applicant is considered a small business; therefore, funding is split evenly between the Future Stormwater and MOA-145 programs. However, because NYC DEP administered the MOA 145 Program prior to 2018, CWC is unable to reimburse any invoices dated before 2018 from that portion of the funding.

CWC removed ineligible items from the design invoices. Engineering and construction costs with a 15% contingency totaled One Hundred Thirty-Eight Thousand Nine Hundred Seventy-Four Dollars and Ninety-Three Cents (\$138,974.93) from the Future Stormwater Program and One Hundred Thirty Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$130,513.70) from the MOA-145 program.

<u>FSW</u>		
Design 1 prior to 2018 @ 25%	\$	7,357.59
Design 2 After 2018 @ 25%	\$	2,974.68
Design Total	\$	10,332.27
Construction @25%	\$	110,515.50
SUM	\$	120,847.77
15% Contingency	\$	18,127.17
TOTAL	\$	138,974.93
<u>MOA</u>		
Design after 2018 @ 25%	\$	2,974.68
Construction @25%	\$	110,515.50
SUM	\$	113,490.18
15% Contingency	\$	17,023.53
TOTAL	\$	130,513.70

The CWC recommends reimbursement of up to One Hundred Thirty-Eight Thousand Nine Hundred Seventy-Four Dollars and Ninety-Three Cents (\$138,974.93) from the Future Stormwater Program and One Hundred Thirty Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$130,513.70) from the MOA-145 program to New Mayfair Development Corp 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 \$138,974.93

Recommended MOA-145 Funding Request not to exceed \$130,513.70

Voice Vote, carried unanimously.

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A motion to approve Tab 25, Resolution No. 5800, was made by James Sofranko and seconded by Richard Parete

**RESOLUTION NO. 5800**

**BOARD REVIEW OF CWC MOA 145 PROGRAM APPLICATION FOR  
JAMES SENECALE DESIGN & CONSTRUCTION COSTS FOR 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 100% of the incremental costs of stormwater measures required solely by the Watershed Regulations for a small businesses as defined as resident in New York 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**, James Senecal, has applied to the CWC MOA 145 Program for 100% reimbursement of eligible design & construction costs for stormwater controls for a new outbuilding in the amount of Forty-One Thousand One Hundred Twenty-Four Dollars (\$41,124.00); 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 Forty-One Thousand One Hundred Twenty-Four Dollars (\$41,124.00); and

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

**NOW, THEREFORE, LET IT BE 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 Forty-One Thousand One Hundred Twenty-Four Dollars (\$41,124.00) for design & construction costs of stormwater controls for an outbuilding.

**James Senecal IRSP**

**Program:** MOA-145

**Address:** 87 Mountain Road, Shokan, NY 12481

**Engineer:** Chastain Engineering, PLLC

**Contractor:** Halcott Center Excavation & Landscaping

**Tax ID:** 37.18-2-4

**Project Description:**

On October 9, 2024 NYC DEP approved an Individual Residential Stormwater Permit (IRSP) for James Senecal’s property located 87 Mountain Road, Shokan, NY. The proposed project consists of constructing a

720 sq ft. outbuilding. The building is located within 100 feet of a watercourse, in a designated hamlet requiring an approved IRSP to comply with the NYC DEP Watershed Regulations.

Stormwater components necessary to obtain DEP approval for the project are erosion and sediment controls and two rain gardens.

James Senecal submitted an application on June 11, 2025 requesting 100% of NYC DEP design and construction costs for stormwater controls. Design and construction costs totaled Thirty-Five Thousand Seven Hundred and Sixty Dollars (\$35,760.00). CWC added a 15% contingency to the costs for a total not to exceed amount of Forty-One Thousand One Hundred Twenty-Four Dollars (\$41,124.00). Funding for this project comes 100% from the MOA-145 Program.

| COST BREAKOUT        |                    |
|----------------------|--------------------|
| Design:              | \$11,750.00        |
| Construction:        | \$24,010.00        |
| <b>Total:</b>        | <b>\$35,760.00</b> |
| 15% Contingency:     | \$5,364.00         |
| <b>TOTAL:</b>        | <b>\$41,124.00</b> |
| <b>100% Election</b> | <b>\$41,124.00</b> |
| PROGRAM ALLOCATION   |                    |
| FSW Funding          | \$0                |
| MOA-145 Funding      | <b>\$41,124.00</b> |

The CWC recommends reimbursement of up to Forty-One Thousand One Hundred Twenty-Four Dollars (\$41,124.00) to James Senecal for design and construction costs associated with implementing an IRSP required solely by NYC Watershed Regulations.

**Recommended MOA-145 Stormwater Funding Request not to exceed \$41,124.00**

*Voice Vote, carried unanimously.*



A motion to approve Tab 26, Resolution No. 5801, was made by Joseph Cetta and seconded by James Sofranko

**MOA 145 – Kennedy Plumbing, Heating and Cooling LLC – Tab 26**

August 5, 2025

**RESOLUTION NO. 5801**

**BOARD REVIEW OF**  
**CWC MOA 145 PROGRAM APPLICATION FOR**  
**KENNEDY PLUMBING, HEATING AND COOLING, LLC: STORMWATER CONTROLS**

**WHEREAS**, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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 York 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**, Kenney Plumbing, Heating, and Cooling, LLC, has applied to the CWC MOA 145 Program for one-half of 100% reimbursement of eligible design and construction costs for stormwater controls for a new storage and workshop building in the amount of Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35); 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 Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35); and

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

**NOW, THEREFORE, LET IT BE 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 Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35) for design and construction costs of stormwater controls for a new storage and workshop building.

**Kennedy Plumbing, Heating and Cooling, LLC**

**Program:** Future Stormwater/MOA-145

**Address:** 73 Meredith Street, Delhi NY

**Engineer:** Jess Engineering PLLC

Contractor: Van Dusen Backhoe & Landscape Service

**Parcel ID:** 149.19-8-1.2

**Project Description:**

On May 6, 2025 NYC DEP approved a Small Project-Stormwater Pollution Prevention Plan (SWPPP) for Kenney Plumbing, Heating, and Cooling, LLC located in Delhi, NY. The project is located within 100' of a watercourse, with an anticipated disturbance under 1 acre, therefore a NYC DEP review and approval of a Small Project-Stormwater Pollution Prevention Plan (SWPPP) is required. Coverage under the NYS DEC General Permit was not req

The proposed project is comprised of adding a new storage/workshop and office building.

The proposed stormwater at the sight includes erosion and sediment controls, checks dams, and a swale.

The applicant submitted an application on June 13, 2025. Funding for this project is 100% of eligible SWPPP costs as the project is solely required by NYC DEP. Design and construction costs with a CWC added 15% contingency totaled to Twenty-Two Thousand Three Hundred Twenty-Two Dollars and Seventy Cents (\$22,322.70). The applicant is considered a small business therefore funding is split between the Future Stormwater Program and the MOA-145 program or Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35) from each program.

| COST BREAKOUT |             |
|---------------|-------------|
| Design:       | \$3,515.00  |
| Construction: | \$15,896.05 |

|                           |                    |
|---------------------------|--------------------|
| <b>Total:</b>             | <b>\$19,411.05</b> |
| 15% Contingency:          | \$2,911.65         |
| <b>TOTAL:</b>             | <b>\$22,322.70</b> |
| <b>100% Election</b>      | <b>\$22,322.70</b> |
| <b>PROGRAM ALLOCATION</b> |                    |
| FSW Funding               | <b>\$11,161.35</b> |
| MOA-145 Funding           | <b>\$11,161.35</b> |

The CWC recommends reimbursement of up to Eleven Thousand One Hundred Sixty-One Dollars and Thirty-Five Cents (\$11,161.35) from both the Future Stormwater Program and the MOA-145 program to the Kennedy Plumbing, Heating and Cooling, LLC project for costs associated with a small project SWPPP required solely by NYC Watershed Regulations.

**Recommended Future Stormwater Funding Request not to exceed \$11,161.35**

**Recommended MOA-145 Funding Request not to exceed \$11,161.35**

*Voice Vote, carried unanimously.*

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A motion to approve Tab 27, Resolution No. 5802, was made by Innes Kasanof and seconded by Thomas Hoyt

MOA 145 – New Mayfair Development – Tab 27

August 5, 2025

RESOLUTION NO. 5802

BOARD REVIEW OF
CWC MOA 145 PROGRAM APPLICATION FOR
NEW MAYFAIR DEVELOPMENT CORP. STORMWATER CONTROLS

WHEREAS, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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 York 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, New Mayfair Development Corp, has applied to the CWC MOA 145 Program for one-half of 50% reimbursement of eligible design and construction costs for stormwater controls for a new subdivision in the amount of One Hundred Thirty Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$130,513.70); 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 Hundred Thirty Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$130,513.70); and

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

NOW, THEREFORE, LET IT BE 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 Hundred Thirty Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$130,513.70) for design and construction costs of stormwater controls for a subdivision.

New Mayfair Development Corp.

Program: FSW/MOA-145

Address: 398 State Route 296 Hensonville, NY

Engineer: Kaaterskill Engineers

Contractor: Rich Rothe

Tax Parcel ID: 164.00-2-44

Project Description:

On August 11, 2015 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for New_Mayfair Development Corp. located in Hensonville, New York. The SWPPP approval has been extended to August 11, 2027. 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 for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of constructing a 10 lot subdivision and access roads. Stormwater controls consist of swales, stormwater ponds, infiltration basin, culverts, drainage piping, level spreaders and filter strips.

New Mayfair Development Corp._submitted an application on May 22, 2025. The total engineering and construction costs amount to Four Hundred Eighty-Four Thousand Six Dollars and Seven Cents (\$484,006.07). The applicant has elected for 50% of eligible design and construction costs. The applicant is considered a small business; therefore, funding is split evenly between the Future Stormwater and MOA-145 programs. However, because NYC DEP administered the MOA 145 Program prior to 2018, CWC is unable to reimburse any invoices dated before 2018 from that portion of the funding.

CWC removed ineligible items from the design invoices. Engineering and construction costs with a 15% contingency totaled One Hundred Thirty-Eight Thousand Nine Hundred Seventy-Four Dollars and Ninety-Three Cents (\$138,974.93) from the Future Stormwater Program and One Hundred Thirty Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$130,513.70) from the MOA-145 program.

<u>FSW</u>		
Design 1 prior to 2018 @ 25%	\$	7,357.59
Design 2 After 2018 @ 25%	\$	2,974.68
Design Total	\$	10,332.27
Construction @25%	\$	110,515.50
SUM	\$	120,847.77
15% Contingency	\$	18,127.17
TOTAL	\$	138,974.93
<u>MOA</u>		
Design after 2018 @ 25%	\$	2,974.68
Construction @25%	\$	110,515.50
SUM	\$	113,490.18
15% Contingency	\$	17,023.53
TOTAL	\$	130,513.70

The CWC recommends reimbursement of up to One Hundred Thirty-Eight Thousand Nine Hundred Seventy-Four Dollars and Ninety-Three Cents (\$138,974.93) from the Future Stormwater Program and One Hundred Thirty Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$130,513.70) from the MOA-145 program to New Mayfair Development Corp 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 \$138,974.93

Recommended MOA-145 Funding Request not to exceed \$130,513.70

Voice Vote, carried unanimously.

A motion to approve Tab 28, Resolution No. 5803, was made by Richard Parete and seconded by Jeff Senterman

MOA 145 – Program Agreement Amendment – Tab 28

August 5, 2025

RESOLUTION NO. 5803
CWC BOARD APPROVAL OF MOA 145 PROGRAM AGREEMENT AMENDMENT
ADDITIONAL FUNDING AND EXTENSION

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 100% of the incremental costs of stormwater measures required solely by the Watershed Regulations for a small businesses as defined as resident in New York State, independently owned and operated, and employ one hundred (100) or less individuals; and

WHEREAS, pursuant to Section 2(g)(ii) of the Third Supplement to the December 2010 Agreements Among West of Hudson Stakeholders: Commitments Relating to the 2017 Filtration Avoidance Determination, the Parties entered into an agreement dated September 21, 2018, as amended March 8, 2021 (“Agreement”), for the continuation of the MOA 145 Stormwater Program; 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; and

WHEREAS, NYCDEP and CWC now desire to amend the MOA 145 Agreement to extend the term of the Agreement and to provide additional funding for the MOA 145 Stormwater Program as set forth in Attachment A.

WHEREAS, the CWC Wastewater Committee recommends the CWC Board of Directors authorize the President or Executive Director to execute the amendment to the MOA Program Agreement, attached hereto as Exhibit A

NOW, THEREFORE BE IT RESOLVED, that the President or Executive Director of CWC be, and hereby is, authorized to execute the Amendment to the MOA 145 Program Agreement in the form attached hereto as Attachment A

Voice Vote, carried unanimously.

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A motion to approve Tab 29, Resolution No. 5804, was made by Thomas Hoyt and seconded by Arthur Merrill.

**FHMIP – Village of Hunter Demolitions – Dan’s Hauling – Tab 29**

August 5, 2025

**RESOLUTION NO. 5804**

**BOARD APPROVAL OF FLOOD HAZARD MITIGATION IMPLEMENTATION  
PROGRAM – DEMOLITION OF STRUCTURES LOCATED IN VILLAGE OF HUNTER,  
GREENE COUNTY: 7751, 7753, AND 7755 MAIN STREET**

**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 assistance in the City funded Flood Buyout Program (City FBO); 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**, the Village of Hunter approved NYCDEP Funded Flood Buyout Program purchase of certain properties in the Village of Hunter known as 7751, 7753, and 7755 Main Street, Hunter; and

**WHEREAS**, CWC issued a request for proposal for demolition of the structures at 7751, 7753, and 7755 Main Street, Hunter, and such bids were due on July 25, 2025; and

**WHEREAS**, the CWC Wastewater Committee recommends the CWC Board of Directors enter into an agreement with Dan’s Hauling & Demo Inc., for One Hundred Fifty-Nine Thousand Four Hundred Dollars (\$159,400.00).

**NOW, THEREFORE BE IT RESOLVED**, that the CWC Board of Directors agree to enter in an agreement with Dan’s Hauling & Demo Inc., for One Hundred Fifty-Nine Thousand Four Hundred Dollars (\$159,400.00) for demolition of structures of NYCDEP funded Flood Buyout Properties at 7751, 7753, and 7755 Main Street in the Village of Hunter.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, approval of 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.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 30, Resolution No. 5805, was made by James Sofranko and seconded by Allen Hinkley

FHMIP – Town of Olive Demolition – Dan’s Hauling – Tab 30

August 5, 2025

RESOLUTION NO. 5805

**BOARD APPROVAL OF FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM –
DEMOLITION OF STRUCTURE LOCATED IN TOWN OF OLIVE, ULSTER COUNTY: 4080
STATE ROUTE 28**

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 assistance in the City funded Flood Buyout Program (City FBO); 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, the Town of Olive approved NYCDEP Funded Flood Buyout Program purchase of certain properties in the Town of Olive known as 4080 State Route 28, Boiceville; and

WHEREAS, CWC issued a request for proposal for demolition of the structure at 4080 State Route 28, Boiceville, and such bids were due on July 25, 2025; and

WHEREAS, the CWC Wastewater Committee recommends the CWC Board of Directors enter into an agreement with Dan’s Hauling & Demo Inc., for Eighty-Five Thousand Four Hundred Dollars (\$85,400.00).

NOW, THEREFORE BE IT RESOLVED, that the CWC Board of Directors agree to enter in an agreement with Dan’s Hauling & Demo Inc., for Eighty-Five Thousand Four Hundred Dollars (\$85,400.00) for demolition of structures of NYCDEP funded Flood Buyout Property at 4080 State Route 28, Boiceville, in the Town of Olive.

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of 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.

Voice Vote, carried unanimously.

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A motion to approve Tab 31, Resolution No. 5806, was made by Arthur Merrill and seconded by Jeff Senterman

**Finance – CWC Retirement Management – Tab 31**

August 5, 2025

**RESOLUTION NO. 5806**  
**CWC RETIREMENT MANAGEMENT**

**WHEREAS**, by Resolution 5626 the Catskill Watershed Corporation (CWC) adopted an Employee Handbook for the orderly conduct of the corporation and its business affairs; and

**WHEREAS**, the CWC Employee Handbook provides that CWC provides a Simplified Employee Pension Plan for all employees over 21 years of age by contributing an amount equal to 7.5% of their annual salary to such plan; and

**WHEREAS**, the CWC Employee Handbook provides that CWC provides a 403 (b) account for all employees, matching up to \$3,000.00 per year of employee contributions to such account; and

**WHEREAS**, CWC desires that employee retirement savings accounts be centralized and serviced by one retirement savings plan provider; and

**WHEREAS**, CWC's current retirement savings plan providers do not offer any financial advice to employees regarding retirement or investments and employees desire independent investment advice for retirement; and

**WHEREAS**, CWC Executive Director recommends that CWC execute agreements with Capitol Group, UB Pensions and A.T. Becker and Associates for provision and management of CWC employee retirement savings plan accounts, including but not limited to annual audit compliance, IRS reporting and ERISA compliance.

**NOW, THEREFORE BE IT RESOLVED**, that the CWC Board of Directors authorizes the Executive Director to execute agreements with Capitol Group, UB Pensions and A.T. Becker and Associates for management of CWC employee retirement accounts and to pay amounts of a) annual plan administration fees of \$750 and b) one-off compliance costs of up to \$14,500.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 32, Resolution No. 5807, was made by Thomas Hoytt and seconded by John Koiser

Operating – 2025 – 2026 Liquid Propane Bid Award – Nolan Propane – Tab 32

August 5, 2025

RESOLUTION NO. 5807
CWC BOARD APPROVAL
2025-2026 LIQUID PROPANE CONTRACT

WHEREAS, the Catskill Watershed Corporation (CWC) Fiscal Policies section 3-2.06 provide that public bidding and approval of the CWC Board of Directors is required for expenses greater than Ten Thousand Dollars (\$10,000.00); and

WHEREAS, by Resolution 5390, the CWC Board of Directors approved an agreement with Nolan Bottle Gas Inc. to supply propane to CWC's offices at 669 County Road 38, Arkville, NY 12406, at a rate of \$1.299 per gallon from October 1, 2024 through September 30, 2025; and

WHEREAS, the contract with Nolan Bottle Gas Inc. will expire on September 30, 2025; and

WHEREAS, CWC staff issued a request for proposal with bids due on July 25, 2025 at 3 pm to provide liquid propane for CWC headquarters from October 1, 2025 to September 30, 2026; and

WHEREAS, CWC Finance Committee has received the bids and recommends the CWC Board of Directors approve an agreement with Nolan Bottle Gas Company, Inc. as lowest responsible bidder to provide liquid propane at a rate of \$1.399 per gallon from October 1, 2025 to September 30, 2026

NOW THEREFORE BE IT FURTHER RESOLVED, the CWC Board of Directors authorizes the President and/or Executive Director enter an agreement with Nolan Bottle Gas Company, Inc. to provide propane for heating CWC Headquarters Building at \$1.399 per gallon from October 1, 2025 to September 30, 2026.

Voice Vote, carried unanimously.

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**Executive Session** A motion to enter executive session was made by George Haynes Jr. and seconded by Christopher Mathews at 1:05 PM.

The Board re-entered regular session at 1:10 PM.

A motion to approve Tab 33, Resolution No. 5708, was made by Innes Kasanof and seconded by Shilo Williams

**CFF – Business Loan – JustJohn Property Co., LLC – Tab 33**

August 5, 2025

**RESOLUTION NO. 5808**

**APPROVAL OF JUSTJOHN PROPERTY CO., 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**, JustJohn Property Co., LLC. have applied for a Two Hundred Thousand Dollar (\$200,000) loan for a term of twenty (20) years, at a rate of four and seventy-five hundredths percent (4.75%), such that the outstanding principal is fully paid on the two hundred fortieth (240<sup>th</sup>) payment date, for the refinance of debt, renovation costs, generator purchase and installation, furniture fixtures and equipment, advertising and soft costs in association with the property located at 5398 State Highway 23, Windham, NY; and

**WHEREAS**, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for JustJohn Property Co., LLC.; and

**WHEREAS**, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for JustJohn Property Co., LLC.; and

**WHEREAS**, the CWC Loan Committee has recommended approval of the CWC Loan application from JustJohn Property Co., LLC., waiving the participating lender requirement and loan maturity rules; 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 JustJohn Property Co., LLC. application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Two Hundred Thousand Dollars (\$200,000) loan for a term of twenty (20) years, at a rate of four and seventy-five hundredths percent (4.75%), such that the outstanding principal is fully paid on the two hundred fortieth (240<sup>th</sup>) payment date, for the refinance of debt, renovation costs, generator purchase and installation, furniture fixtures and equipment, advertising and soft costs in association with the property located at 5398 State Highway 23, Windham, NY; and

**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 JustJohn Property Co., LLC.**

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to **JustJohn Property Co., LLC.** located in the Town of Windham, 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.

1. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property located at 5398 State Highway 23, Windham, NY owned by JustJohn Property Co., LLC. is 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 at 5398 State Highway 23, Windham, NY 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) JustJohn Property Co., LLC. located 5398 State Highway 23, Windham, NY, will operate as a restaurant
  - (ii) The project is located in the Town of Windham.
  - (iii) The project will utilize a WWTP.
  - (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 Windham.
  - (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.

Thomas Hoyt recused himself

*Voice Vote, carried unanimously.*

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A motion to approve Tab 34, Resolution No. 5709, was made by Allen Hinkley and seconded by James Sofranko

CFF – Collateral Change – 53470 State Highway 30, LLC – Tab 34

August 5, 2025

RESOLUTION NO. 5809
APPROVAL OF 53470 STATE HIGHWAY 30 LLC
RELEASE OF LIFE INSURANCE

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, by Resolution 5724, the CWC Board of Directors approved an application by 54370 State Highway 30, LLC. for a Three Hundred Seventy-Five Thousand Dollar (\$375,000.00) loan for a term of twenty (20) years, at a rate of four and seventy-five hundredths percent (4.75%), such that the outstanding principal is fully paid on the two hundred fortieth (240th) payment date, for the purchase of furniture, fixtures and equipment, renovation costs, inventory, working capital and soft costs in association with the property located at 53568 State Highway 30, Roxbury, NY; and

WHEREAS, a further condition of such loan is that Andrew Williams, Peter Ginger and Alex Waters obtain life insurance in the full amount of the loan for the term of the loan; and

WHEREAS, after CWC Board approval, the borrower requested that Alex Waters not be required to obtain the required life insurance as outlined in the Letter of Commitment dated May 6, 2025 as he is not active in and critical to the success of the day to day operations of the business as outlined in CFF Program Rules section 1:03:23 Life Insurance; and

WHEREAS, the loan to 53470 State Highway 30, LLC has not yet closed; and

WHEREAS, pursuant to CFF Program Rules section 1:02:04, the release of life insurance is a material change requiring CWC Board Approval.

NOW, THEREFORE BE IT RESOLVED, the CWC Board approves the release of the life insurance requirement for Alex Waters for the loan to 53470 State Highway 30, LLC.

NOW, THEREFORE BE IT FURTHER RESOLVED, the CWC staff is authorized and directed to process the loan to 53470 State Highway 30, LLC without the life insurance requirement for Alex Waters.

Voice Vote, carried unanimously.

Motion to waive Rule 14 was made by Tina Molé without objection

A motion to approve Handout Resolution No. 58710, was made by Innes Kasanof and seconded by Thomas Hoyt

FHMIP Handout Resolution – Town of Halcott – Relocation Feasibility Study

August 5, 2025

RESOLUTION NO. 5810

CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION
TOWN OF HALCOTT – RELOCATION FEASIBILITY STUDY

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 Halcott accepted a Local Flood Analysis and such analysis reviewed relocation of the Town of Halcott Highway Garage out of the 100-year floodplain; and

WHEREAS, the Town of Halcott submitted an application in the amount of Fifty-Three Thousand Nine Hundred Nine Dollars (\$53,909.00) for design costs for relocation of the Town’s Highway Garage on December 3rd, 2024; and

WHEREAS, the Town of Halcott has since rescinded the original request for said Fifty-Three Thousand Nine Hundred Nine Dollars (\$53,909.00) for Design costs, realizing that the requested amount was not adequate for its intended goal; and

WHEREAS, the Town of Halcott has now applying for funding of a Relocation Assistance Feasibility Study in the amount of Ten Thousand Dollars (\$10,000.00); and

WHEREAS, CWC Wastewater Committee recommends the CWC Board of Directors approve the Town of Halcott's application in the amount of Ten Thousand Dollars (\$10,000.00) for feasibility for relocation of the Town of Halcott's Highway Garage.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves funding to Town of Halcott's application in the amount of Ten Thousand Dollars (\$10,000.00) for feasibility for relocation of the Town of Halcott Highway Garage.

Flood Hazard Mitigation Implementation Program
Town of Halcott – Relocation Feasibility Costs

Property Owner: Town of Halcott
Contact Person: Samantha Bouton-Supervisor
Address: 264 County Rt. 3, Halcott Center, NY 12430
LFA Recommendation: Yes
Project Category: Relocation Assistance
Phase: Feasibility Study
Project Description:

The Town of Halcott is requesting funding in the amount of \$10,000.00 to complete a Feasibility Study for the relocation of their highway garage which is a Critical Facility for the Town.

The Town of Halcott was originally approved for design funding in the amount of \$53,909.00 based on information for construction costs that was put together by their board. After getting further information they had realized that all aspects of the construction were not considered and this design approval would not be enough to move forward. They have not spent any of the money from this original funding request and would like to withdraw that contract and move forward with the Feasibility Study that they are now applying for. This original funding contract was approved by the CWC Board of Directors at their 12/7/24 meeting under resolution #5553.

They have since obtained the services of Brinnier and Larios of Kingston to assist them in coming up with a good study and to move forward with a possible design with accurate design and construction numbers. The Town of Halcott completed their Local Flood Analysis-(LFA) in 2020 and the relocation of the highway garage was identified to be a priority.

The existing highway garage is located within the designated FEMA flood hazard area and suffered damages from Tropical Storm Irene. During flood events the access to this facility is not accessible and with the property the Town owns behind this for the relocation there is a different access that can be used that doesn't flood. CWC staff has met with both Innes and Allen Dumas of Brinnier and Larios and are in agreement with this approach and support this application for a Feasibility Study.

Voice Vote, carried unanimously.

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**VIII. Announcements from the Chair**

**IX. Board Member Discussion – Next Meeting September 2, 2025**

**X. Adjourned 1:13 PM**

**Catskill Watershed Corporation**  
**Finance Director's Report**  
**August 5, 2025**

**Financial Statements**

On August 5, 2025, the June Financial Statements and the supplemental schedules were presented to the Finance Committee. The July Financial Statements and the supplemental schedules will be presented at the next Finance Committee Meeting on September 2, 2025.

**Investments**

Enclosed you will find a summary of CWC's investments. As of June 30, 2025, the total [municipal/agency bonds] carrying value is \$7,638,677. The interest yields range from .70% to 4.78% and maturity terms vary, up to 2 +/- years. For real short-term investments, CWC has invested in money markets and savings accounts at authorized banks totaling \$22,555,333 with interest rates ranging up to 3.61%.

**Catskill Watershed Corporation**  
Statement of Financial Position - \* CM BS By Fund  
As of 6/30/2025

|                                     | <u>Current Year</u>          |
|-------------------------------------|------------------------------|
| <b>Assets</b>                       |                              |
| Current Assets:                     |                              |
| Cash - Checking                     | 127,407,968.43               |
| Cash - Savings Accounts             | 20,026,623.94                |
| Cash - Certificates of Deposit      | 0.00                         |
| Cash - Money Markets                | 2,528,709.44                 |
| Cash - Restricted                   | 2,487,697.56                 |
| Short-Term Investments              | 7,182,876.00                 |
| Grants Receivable                   | 86,931.49                    |
| Accounts Receivable                 | 0.00                         |
| Accrued Interest Receivable         | 153,039.05                   |
| Loans Receivable - net              | 1,904,316.14                 |
| Due From Other Funds                | 0.00                         |
| Prepaid Expenses & Other Assets     | <u>119,652.91</u>            |
| Total Current Assets:               | 161,897,814.96               |
| Capital Assets:                     |                              |
| Capital Assets - Cost               | 20,474,767.59                |
| Accum Depreciation/Amortization     | <u>(3,349,081.67)</u>        |
| Total Capital Assets:               | 17,125,685.92                |
| Non-Current Assets:                 |                              |
| Long-Term Investments               | 384,852.00                   |
| Lease Recievble - net               | 58,597.52                    |
| Loans Receivable - net              | 26,503,370.59                |
| Real Estate Investments - net       | <u>0.00</u>                  |
| Total Non-Current Assets:           | 26,946,820.11                |
| Total Assets                        | <u><u>205,970,320.99</u></u> |
| <b>Liabilities &amp; Net Assets</b> |                              |
| Current Liabilities:                |                              |
| Accounts Payable                    | 0.00                         |
| Withholding Payables                | 679.98                       |
| Accrued Liabilities                 | 265,464.72                   |
| Lease Liabilities                   | 0.00                         |
| Deferred Grant Revenue              | 189,797,617.14               |
| Deferred Interest Income            | <u>60,966.18</u>             |
| Total Current Liabilities:          | 190,124,728.02               |
| Net Assets:                         |                              |
| Unrestricted                        | <u>15,845,592.97</u>         |
| Total Net Assets:                   | <u>15,845,592.97</u>         |
| Total Liabilities & Net Assets      | <u><u>205,970,320.99</u></u> |

Catskill Watershed Corporation  
Statement of Financial Position - \* Audit - by Fund/Prgm  
As of 6/30/2025

|                                     | Operating             | Septic III          | Septic V             | Septic Maintenance<br>II | Stream Corridor<br>Program | Flood Hazard II     | CWMP III            | Total                 |
|-------------------------------------|-----------------------|---------------------|----------------------|--------------------------|----------------------------|---------------------|---------------------|-----------------------|
| <b>Assets</b>                       |                       |                     |                      |                          |                            |                     |                     |                       |
| Current Assets:                     |                       |                     |                      |                          |                            |                     |                     |                       |
| Cash - Checking                     | 660,465.12            | 2,048,075.24        | 21,113,240.47        | 336,692.65               | 256,685.24                 | 7,795,739.22        | 2,201,298.60        | 34,412,196.54         |
| Cash - Certificates of Deposit      | 0.00                  | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Cash - Money Markets                | 48,386.83             | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 48,386.83             |
| Cash - Restricted                   | 0.00                  | 0.00                | 0.00                 | 0.00                     | 1,366,854.60               | 0.00                | 1,120,842.96        | 2,487,697.56          |
| Short-Term Investments              | 0.00                  | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Grants Receivable                   | 0.00                  | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Accounts Receivable                 | 0.00                  | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Accrued Interest Receivable         | 0.00                  | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Due From Other Funds                | 172,575.33            | 0.00                | (37,408.26)          | (10,264.12)              | 0.00                       | (10,668.57)         | (1,090.23)          | 113,144.15            |
| Prepaid Expenses & Other Assets     | <u>117,544.19</u>     | <u>0.00</u>         | <u>0.00</u>          | <u>0.00</u>              | <u>0.00</u>                | <u>0.00</u>         | <u>0.00</u>         | <u>117,544.19</u>     |
| Total Current Assets:               | 998,971.47            | 2,048,075.24        | 21,075,832.21        | 326,428.53               | 1,623,539.84               | 7,785,070.65        | 3,321,051.33        | 37,178,969.27         |
| Capital Assets:                     |                       |                     |                      |                          |                            |                     |                     |                       |
| Capital Assets - Cost               | 20,339,935.05         | 5,697.16            | 27,758.25            | 0.00                     | 0.00                       | 0.00                | 0.00                | 20,373,390.46         |
| Accum Depreciation/Amortization     | <u>(3,214,249.13)</u> | <u>(5,697.16)</u>   | <u>(27,758.25)</u>   | <u>0.00</u>              | <u>0.00</u>                | <u>0.00</u>         | <u>0.00</u>         | <u>(3,247,704.54)</u> |
| Total Capital Assets:               | 17,125,685.92         | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 17,125,685.92         |
| Non-Current Assets:                 |                       |                     |                      |                          |                            |                     |                     |                       |
| Long-Term Investments               | <u>0.00</u>           | <u>0.00</u>         | <u>0.00</u>          | <u>0.00</u>              | <u>0.00</u>                | <u>0.00</u>         | <u>0.00</u>         | <u>0.00</u>           |
| Total Non-Current Assets:           | <u>0.00</u>           | <u>0.00</u>         | <u>0.00</u>          | <u>0.00</u>              | <u>0.00</u>                | <u>0.00</u>         | <u>0.00</u>         | <u>0.00</u>           |
| Total Assets                        | <u>18,124,657.39</u>  | <u>2,048,075.24</u> | <u>21,075,832.21</u> | <u>326,428.53</u>        | <u>1,623,539.84</u>        | <u>7,785,070.65</u> | <u>3,321,051.33</u> | <u>54,304,655.19</u>  |
| <b>Liabilities &amp; Net Assets</b> |                       |                     |                      |                          |                            |                     |                     |                       |
| Current Liabilities:                |                       |                     |                      |                          |                            |                     |                     |                       |
| Accounts Payable                    | 0.00                  | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Withholding Payables                | 679.98                | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 679.98                |
| Accrued Liabilities                 | 263,464.72            | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 263,464.72            |
| Lease Liabilities                   | 0.00                  | 0.00                | 0.00                 | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Deferred Grant Revenue              | <u>17,860,512.69</u>  | <u>2,000,000.00</u> | <u>21,075,832.21</u> | <u>326,428.53</u>        | <u>1,502,227.42</u>        | <u>7,785,070.65</u> | <u>3,321,051.33</u> | <u>53,871,122.83</u>  |
| Total Current Liabilities:          | 18,124,657.39         | 2,000,000.00        | 21,075,832.21        | 326,428.53               | 1,502,227.42               | 7,785,070.65        | 3,321,051.33        | 54,135,267.53         |
| Net Assets:                         |                       |                     |                      |                          |                            |                     |                     |                       |
| Unrestricted                        | <u>0.00</u>           | <u>48,075.24</u>    | <u>0.00</u>          | <u>0.00</u>              | <u>121,312.42</u>          | <u>0.00</u>         | <u>0.00</u>         | <u>169,387.66</u>     |
| Total Net Assets:                   | <u>0.00</u>           | <u>48,075.24</u>    | <u>0.00</u>          | <u>0.00</u>              | <u>121,312.42</u>          | <u>0.00</u>         | <u>0.00</u>         | <u>169,387.66</u>     |
| Total Liabilities & Net Assets      | <u>18,124,657.39</u>  | <u>2,048,075.24</u> | <u>21,075,832.21</u> | <u>326,428.53</u>        | <u>1,623,539.84</u>        | <u>7,785,070.65</u> | <u>3,321,051.33</u> | <u>54,304,655.19</u>  |

Catskill Watershed Corporation  
Statement of Financial Position - \* Audit - by Fund/Prgm  
As of 6/30/2025

|                                     | CWMP - Shokan | Public Education II<br>- Renewal | Stormwater<br>Technical Assist Pr | Stormwater Retrofit<br>III | Tax Consulting Fund | Tax Litigation<br>Avoidance Prgm | WOH Future<br>Stormwater Controls | Total         |
|-------------------------------------|---------------|----------------------------------|-----------------------------------|----------------------------|---------------------|----------------------------------|-----------------------------------|---------------|
| <b>Assets</b>                       |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Current Assets:                     |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Cash - Checking                     | 69,804,121.26 | 20,534.97                        | 24,267.35                         | 5,153,266.75               | 392,759.04          | 397,961.45                       | 2,503,803.93                      | 78,296,714.75 |
| Cash - Savings Accounts             | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 5,504,730.23                      | 5,504,730.23  |
| Cash - Certificates of Deposit      | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00          |
| Cash - Money Markets                | 0.00          | 0.00                             | 0.00                              | 0.00                       | 231,458.75          | 0.00                             | 1,193,093.74                      | 1,424,552.49  |
| Cash - Restricted                   | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00          |
| Short-Term Investments              | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 1,822,065.75                      | 1,822,065.75  |
| Grants Receivable                   | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00          |
| Accrued Interest Receivable         | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 12,346.45                         | 12,346.45     |
| Due From Other Funds                | (2,329.38)    | (1,217.16)                       | 0.00                              | (1,057.10)                 | 0.00                | 0.00                             | (7,027.02)                        | (11,630.66)   |
| Prepaid Expenses & Other Assets     | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00          |
| Total Current Assets:               | 69,801,791.88 | 19,317.81                        | 24,267.35                         | 5,152,209.65               | 624,217.79          | 397,961.45                       | 11,029,013.08                     | 87,048,779.01 |
| Capital Assets:                     |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Capital Assets - Cost               | 0.00          | 0.00                             | 0.00                              | 37,571.45                  | 0.00                | 0.00                             | 971.47                            | 38,542.92     |
| Accum Depreciation/Amortization     | 0.00          | 0.00                             | 0.00                              | (37,571.45)                | 0.00                | 0.00                             | (971.47)                          | (38,542.92)   |
| Total Capital Assets:               | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00          |
| Non-Current Assets:                 |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Long-Term Investments               | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 326,542.00                        | 326,542.00    |
| Total Non-Current Assets:           | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 326,542.00                        | 326,542.00    |
| Total Assets                        | 69,801,791.88 | 19,317.81                        | 24,267.35                         | 5,152,209.65               | 624,217.79          | 397,961.45                       | 11,355,555.08                     | 87,375,321.01 |
| <b>Liabilities &amp; Net Assets</b> |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Current Liabilities:                |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Accounts Payable                    | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00          |
| Accrued Liabilities                 | 0.00          | 2,000.00                         | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 2,000.00      |
| Deferred Grant Revenue              | 68,044,109.20 | 17,317.81                        | 24,267.35                         | 5,031,122.39               | 554,338.35          | 377,076.82                       | 5,609,292.85                      | 79,657,524.77 |
| Total Current Liabilities:          | 68,044,109.20 | 19,317.81                        | 24,267.35                         | 5,031,122.39               | 554,338.35          | 377,076.82                       | 5,609,292.85                      | 79,659,524.77 |
| Net Assets:                         |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Unrestricted                        | 1,757,682.68  | 0.00                             | 0.00                              | 121,087.26                 | 69,879.44           | 20,884.63                        | 5,746,262.23                      | 7,715,796.24  |
| Total Net Assets:                   | 1,757,682.68  | 0.00                             | 0.00                              | 121,087.26                 | 69,879.44           | 20,884.63                        | 5,746,262.23                      | 7,715,796.24  |
| Total Liabilities & Net Assets      | 69,801,791.88 | 19,317.81                        | 24,267.35                         | 5,152,209.65               | 624,217.79          | 397,961.45                       | 11,355,555.08                     | 87,375,321.01 |

Catskill Watershed Corporation  
Statement of Financial Position - \* Audit - by Fund/Prgm  
As of 6/30/2025

|                                     | Future<br>SW-MOA145 | Community Vitality | Catskill Fund for<br>the Future | Total                |
|-------------------------------------|---------------------|--------------------|---------------------------------|----------------------|
| <b>Assets</b>                       |                     |                    |                                 |                      |
| Current Assets:                     |                     |                    |                                 |                      |
| Cash - Checking                     | 2,060,611.03        | 0.00               | 12,638,446.11                   | 14,699,057.14        |
| Cash - Savings Accounts             | 0.00                | 0.00               | 14,521,893.71                   | 14,521,893.71        |
| Cash - Certificates of Deposit      | 0.00                | 0.00               | 0.00                            | 0.00                 |
| Cash - Money Markets                | 0.00                | 0.00               | 1,055,770.12                    | 1,055,770.12         |
| Cash - Restricted                   | 0.00                | 0.00               | 0.00                            | 0.00                 |
| Short-Term Investments              | 0.00                | 0.00               | 5,360,810.25                    | 5,360,810.25         |
| Grants Receivable                   | 0.00                | 86,931.49          | 0.00                            | 86,931.49            |
| Accrued Interest Receivable         | 0.00                | 0.00               | 140,692.60                      | 140,692.60           |
| Loans Receivable - net              | 0.00                | 0.00               | 1,904,316.14                    | 1,904,316.14         |
| Due From Other Funds                | (2,067.96)          | (86,931.49)        | (12,514.04)                     | (101,513.49)         |
| Prepaid Expenses & Other Assets     | <u>0.00</u>         | <u>0.00</u>        | <u>2,108.72</u>                 | <u>2,108.72</u>      |
| Total Current Assets:               | 2,058,543.07        | 0.00               | 35,611,523.61                   | 37,670,066.68        |
| Capital Assets:                     |                     |                    |                                 |                      |
| Capital Assets - Cost               | 0.00                | 0.00               | 62,834.21                       | 62,834.21            |
| Accum Depreciation/Amortization     | <u>0.00</u>         | <u>0.00</u>        | <u>(62,834.21)</u>              | <u>(62,834.21)</u>   |
| Total Capital Assets:               | 0.00                | 0.00               | 0.00                            | 0.00                 |
| Non-Current Assets:                 |                     |                    |                                 |                      |
| Long-Term Investments               | 0.00                | 0.00               | 58,310.00                       | 58,310.00            |
| Lease Recievble - net               | 0.00                | 0.00               | 58,597.52                       | 58,597.52            |
| Loans Receivable - net              | 0.00                | 0.00               | 26,503,370.59                   | 26,503,370.59        |
| Real Estate Investments - net       | <u>0.00</u>         | <u>0.00</u>        | <u>0.00</u>                     | <u>0.00</u>          |
| Total Non-Current Assets:           | <u>0.00</u>         | <u>0.00</u>        | <u>26,620,278.11</u>            | <u>26,620,278.11</u> |
| Total Assets                        | <u>2,058,543.07</u> | <u>0.00</u>        | <u>62,231,801.72</u>            | <u>64,290,344.79</u> |
| <b>Liabilities &amp; Net Assets</b> |                     |                    |                                 |                      |
| Current Liabilities:                |                     |                    |                                 |                      |
| Accounts Payable                    | 0.00                | 0.00               | 0.00                            | 0.00                 |
| Accrued Liabilities                 | 0.00                | 0.00               | 0.00                            | 0.00                 |
| Deferred Grant Revenue              | 2,058,543.07        | 0.00               | 54,210,426.47                   | 56,268,969.54        |
| Deferred Interest Income            | <u>0.00</u>         | <u>0.00</u>        | <u>60,966.18</u>                | <u>60,966.18</u>     |
| Total Current Liabilities:          | 2,058,543.07        | 0.00               | 54,271,392.65                   | 56,329,935.72        |
| Net Assets:                         |                     |                    |                                 |                      |
| Unrestricted                        | <u>0.00</u>         | <u>0.00</u>        | <u>7,960,409.07</u>             | <u>7,960,409.07</u>  |
| Total Net Assets:                   | <u>0.00</u>         | <u>0.00</u>        | <u>7,960,409.07</u>             | <u>7,960,409.07</u>  |
| Total Liabilities & Net Assets      | <u>2,058,543.07</u> | <u>0.00</u>        | <u>62,231,801.72</u>            | <u>64,290,344.79</u> |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 6/1/2025 Through 6/30/2025

|                               | <u>Current Period Actual</u> | <u>Current Year Actual</u> |
|-------------------------------|------------------------------|----------------------------|
| <b>SUPPORT &amp; REVENUES</b> |                              |                            |
| Contract Income               | 1,277,035.65                 | 4,992,045.16               |
| Interest & Other Income       | <u>529,024.03</u>            | <u>2,916,950.63</u>        |
| Total SUPPORT & REVENUES      | <u>1,806,059.68</u>          | <u>7,908,995.79</u>        |
| <b>EXPENSES</b>               |                              |                            |
| Salary                        | 173,222.11                   | 989,472.46                 |
| Fringe Benefits               | 70,338.31                    | 436,035.89                 |
| Program Expenses              | 1,164,397.52                 | 4,635,613.70               |
| Occupancy & Interest Exp      | 28,434.24                    | (204,932.55)               |
| Advertising & Promotion       | 2,228.45                     | 8,311.85                   |
| Office Supplies               | 429.14                       | 4,800.63                   |
| Communications                | 3,647.15                     | 15,767.33                  |
| Grants                        | (5,000.00)                   | 0.00                       |
| Travel                        | 1,295.33                     | 9,854.91                   |
| Conferences & Seminars        | 65.50                        | 1,737.55                   |
| Insurance                     | 9,398.63                     | 56,391.58                  |
| Repair & Maintenance          | 3,244.41                     | 22,591.66                  |
| Subscriptions & Publications  | 4,580.04                     | 9,286.97                   |
| Professional Fees             | 6,002.39                     | 86,498.70                  |
| Depreciation & Amortization   | 46,486.11                    | 279,508.28                 |
| Miscellaneous Expense         | <u>29.95</u>                 | <u>164.70</u>              |
| Total EXPENSES                | <u>1,508,799.28</u>          | <u>6,351,103.66</u>        |
| Excess Rev/Exp                | <u><u>297,260.40</u></u>     | <u><u>1,557,892.13</u></u> |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 6/1/2025 Through 6/30/2025

|                              | Operating         | Septic III      | Septic V          | Septic Maintenance<br>II | Stream Corridor<br>Program | Flood Hazard II  | CWMP III          | Total               |
|------------------------------|-------------------|-----------------|-------------------|--------------------------|----------------------------|------------------|-------------------|---------------------|
| SUPPORT & REVENUES           |                   |                 |                   |                          |                            |                  |                   |                     |
| Contract Income              | 145,163.57        | 0.00            | 700,487.07        | 41,873.85                | 0.00                       | 60,325.19        | 44,563.36         | 992,413.04          |
| Interest & Other Income      | <u>934.52</u>     | <u>4,561.69</u> | <u>56,140.77</u>  | <u>797.29</u>            | <u>3,616.12</u>            | <u>17,432.98</u> | <u>7,474.59</u>   | <u>90,957.96</u>    |
| Total SUPPORT & REVENUES     | <u>146,098.09</u> | <u>4,561.69</u> | <u>756,627.84</u> | <u>42,671.14</u>         | <u>3,616.12</u>            | <u>77,758.17</u> | <u>52,037.95</u>  | <u>1,083,371.00</u> |
| EXPENSES                     |                   |                 |                   |                          |                            |                  |                   |                     |
| Salary                       | 93,301.05         | 0.00            | 26,659.44         | 7,784.28                 | 0.00                       | 12,374.52        | 1,522.87          | 141,642.16          |
| Fringe Benefits              | 38,093.38         | 0.00            | 11,254.56         | 1,844.27                 | 0.00                       | 3,527.32         | 526.95            | 55,246.48           |
| Program Expenses             | 1,566.14          | 0.00            | 681,305.58        | 22,778.47                | 0.00                       | 47,827.56        | 53,225.45         | 806,703.20          |
| Occupancy & Interest Exp     | 28,434.24         | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 28,434.24           |
| Advertising & Promotion      | 2,228.45          | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 2,228.45            |
| Office Supplies              | 429.14            | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 429.14              |
| Communications               | 3,089.38          | 0.00            | 431.55            | 22.47                    | 0.00                       | 4.74             | 0.00              | 3,548.14            |
| Travel                       | 1,251.37          | 0.00            | 0.00              | 0.00                     | 0.00                       | 43.96            | 0.00              | 1,295.33            |
| Conferences & Seminars       | 65.50             | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 65.50               |
| Insurance                    | 9,398.63          | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 9,398.63            |
| Repair & Maintenance         | 2,793.78          | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 2,793.78            |
| Subscriptions & Publications | 1,251.80          | 0.00            | 0.00              | 0.00                     | 0.00                       | 3,316.24         | 0.00              | 4,568.04            |
| Professional Fees            | 6,002.39          | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 6,002.39            |
| Administrative Expenses      | (88,323.22)       | 0.00            | 36,976.71         | 10,241.65                | 0.00                       | 10,663.83        | 1,090.23          | (29,350.80)         |
| Depreciation & Amortization  | 46,486.11         | 0.00            | 0.00              | 0.00                     | 0.00                       | 0.00             | 0.00              | 46,486.11           |
| Miscellaneous Expense        | <u>29.95</u>      | <u>0.00</u>     | <u>0.00</u>       | <u>0.00</u>              | <u>0.00</u>                | <u>0.00</u>      | <u>0.00</u>       | <u>29.95</u>        |
| Total EXPENSES               | <u>146,098.09</u> | <u>0.00</u>     | <u>756,627.84</u> | <u>42,671.14</u>         | <u>0.00</u>                | <u>77,758.17</u> | <u>56,365.50</u>  | <u>1,079,520.74</u> |
| Excess Rev/Exp               | <u>0.00</u>       | <u>4,561.69</u> | <u>0.00</u>       | <u>0.00</u>              | <u>3,616.12</u>            | <u>0.00</u>      | <u>(4,327.55)</u> | <u>3,850.26</u>     |



Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 6/1/2025 Through 6/30/2025

|                          | CWMP - Shokan     | Public Education II<br>- Renewal | Stormwater<br>Technical Assist Pr | Stormwater Retrofit<br>III | Tax Consulting Fund | Tax Litigation<br>Avoidance Prgm | WOH Future<br>Stormwater Controls | Total             |
|--------------------------|-------------------|----------------------------------|-----------------------------------|----------------------------|---------------------|----------------------------------|-----------------------------------|-------------------|
| SUPPORT & REVENUES       |                   |                                  |                                   |                            |                     |                                  |                                   |                   |
| Contract Income          | 0.00              | (1,744.72)                       | 1,017.67                          | 0.00                       | 0.00                | 0.00                             | 122,433.03                        | 121,705.98        |
| Interest & Other Income  |                   |                                  |                                   |                            |                     |                                  |                                   |                   |
|                          | <u>183,307.33</u> | <u>51.45</u>                     | <u>55.03</u>                      | <u>11,487.91</u>           | <u>1,512.26</u>     | <u>886.68</u>                    | <u>36,164.80</u>                  | <u>233,465.46</u> |
| Total SUPPORT & REVENUES | <u>183,307.33</u> | <u>(1,693.27)</u>                | <u>1,072.70</u>                   | <u>11,487.91</u>           | <u>1,512.26</u>     | <u>886.68</u>                    | <u>158,597.83</u>                 | <u>355,171.44</u> |
| EXPENSES                 |                   |                                  |                                   |                            |                     |                                  |                                   |                   |
| Salary                   | 3,656.74          | 1,217.62                         | 733.29                            | 1,028.38                   | 0.00                | 0.00                             | 4,092.20                          | 10,728.23         |
| Fringe Benefits          | 1,324.85          | 871.95                           | 339.41                            | 420.69                     | 0.00                | 0.00                             | 1,214.61                          | 4,171.51          |
| Program Expenses         | 80,647.80         | 0.00                             | 0.00                              | 3,500.00                   | 0.00                | 0.00                             | 117,707.71                        | 201,855.51        |
| Communications           | 0.00              | 40.20                            | 0.00                              | 0.00                       | 0.00                | 0.00                             | 5.75                              | 45.95             |
| Grants                   | 0.00              | (5,000.00)                       | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | (5,000.00)        |
| Travel                   | 0.00              | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00              |
| Conferences & Seminars   | 0.00              | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00              |
| Administrative Expenses  | 2,329.38          | 1,176.96                         | 0.00                              | 1,057.10                   | 0.00                | 0.00                             | 7,021.27                          | 11,584.71         |
| Miscellaneous Expense    | <u>0.00</u>       | <u>0.00</u>                      | <u>0.00</u>                       | <u>0.00</u>                | <u>0.00</u>         | <u>0.00</u>                      | <u>0.00</u>                       | <u>0.00</u>       |
| Total EXPENSES           | <u>87,958.77</u>  | <u>(1,693.27)</u>                | <u>1,072.70</u>                   | <u>6,006.17</u>            | <u>0.00</u>         | <u>0.00</u>                      | <u>130,041.54</u>                 | <u>223,385.91</u> |
| Excess Rev/Exp           | <u>95,348.56</u>  | <u>0.00</u>                      | <u>0.00</u>                       | <u>5,481.74</u>            | <u>1,512.26</u>     | <u>886.68</u>                    | <u>28,556.29</u>                  | <u>131,785.53</u> |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 6/1/2025 Through 6/30/2025

|                              | <u>Future<br/>SW-MOA145</u> | <u>Community Vitality</u> | <u>Catskill Fund for<br/>the Future</u> | <u>Total</u>      |
|------------------------------|-----------------------------|---------------------------|-----------------------------------------|-------------------|
| SUPPORT & REVENUES           |                             |                           |                                         |                   |
| Contract Income              | 100,426.46                  | 62,490.17                 | 0.00                                    | 162,916.63        |
| Interest & Other Income      | <u>4,709.98</u>             | <u>0.00</u>               | <u>199,890.63</u>                       | <u>204,600.61</u> |
| Total SUPPORT & REVENUES     | <u>105,136.44</u>           | <u>62,490.17</u>          | <u>199,890.63</u>                       | <u>367,517.24</u> |
| EXPENSES                     |                             |                           |                                         |                   |
| Salary                       | 1,992.67                    | 5,131.96                  | 13,727.09                               | 20,851.72         |
| Fringe Benefits              | 844.82                      | 2,087.29                  | 7,988.21                                | 10,920.32         |
| Program Expenses             | 100,230.99                  | 52,033.77                 | 3,574.05                                | 155,838.81        |
| Advertising & Promotion      | 0.00                        | 0.00                      | 0.00                                    | 0.00              |
| Communications               | 2.04                        | 0.00                      | 51.02                                   | 53.06             |
| Conferences & Seminars       | 0.00                        | 0.00                      | 0.00                                    | 0.00              |
| Repair & Maintenance         | 0.00                        | 0.00                      | 450.63                                  | 450.63            |
| Subscriptions & Publications | 0.00                        | 0.00                      | 12.00                                   | 12.00             |
| Professional Fees            | 0.00                        | 0.00                      | 0.00                                    | 0.00              |
| Administrative Expenses      | <u>2,065.92</u>             | <u>3,237.15</u>           | <u>12,463.02</u>                        | <u>17,766.09</u>  |
| Total EXPENSES               | <u>105,136.44</u>           | <u>62,490.17</u>          | <u>38,266.02</u>                        | <u>205,892.63</u> |
| Excess Rev/Exp               | <u>0.00</u>                 | <u>0.00</u>               | <u>161,624.61</u>                       | <u>161,624.61</u> |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 1/1/2025 Through 6/30/2025

|                              | Operating         | Septic III       | Septic V            | Septic Maintenance<br>II | Stream Corridor<br>Program | Flood Hazard I   | Flood Hazard II   | CWMP III         | Total               |
|------------------------------|-------------------|------------------|---------------------|--------------------------|----------------------------|------------------|-------------------|------------------|---------------------|
| SUPPORT & REVENUES           |                   |                  |                     |                          |                            |                  |                   |                  |                     |
| Contract Income              | 494,307.52        | 0.00             | 2,259,945.05        | 163,946.52               | 0.00                       | 36,393.47        | 773,104.61        | 44,563.36        | 3,772,260.53        |
| Interest & Other Income      | <u>8,229.35</u>   | <u>27,368.20</u> | <u>337,740.96</u>   | <u>5,773.75</u>          | <u>21,695.18</u>           | <u>30,406.45</u> | <u>78,185.54</u>  | <u>47,955.17</u> | <u>557,354.60</u>   |
| Total SUPPORT & REVENUES     | <u>502,536.87</u> | <u>27,368.20</u> | <u>2,597,686.01</u> | <u>169,720.27</u>        | <u>21,695.18</u>           | <u>66,799.92</u> | <u>851,290.15</u> | <u>92,518.53</u> | <u>4,329,615.13</u> |
| EXPENSES                     |                   |                  |                     |                          |                            |                  |                   |                  |                     |
| Salary                       | 508,913.58        | 0.00             | 165,454.78          | 38,505.76                | 0.00                       | 0.00             | 84,381.16         | 14,850.44        | 812,105.72          |
| Fringe Benefits              | 235,557.23        | 0.00             | 75,300.58           | 9,301.34                 | 0.00                       | 0.00             | 23,946.96         | 4,596.67         | 348,702.78          |
| Program Expenses             | 2,608.85          | 0.00             | 2,154,155.58        | 75,262.82                | 0.00                       | 66,799.92        | 662,294.03        | 63,639.30        | 3,024,760.50        |
| Occupancy & Interest Exp     | (204,932.55)      | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00             | (204,932.55)        |
| Advertising & Promotion      | 3,342.89          | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 4,846.05          | 0.00             | 8,188.94            |
| Office Supplies              | 4,711.25          | 0.00             | 89.38               | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00             | 4,800.63            |
| Communications               | 12,566.71         | 0.00             | 901.02              | 28.62                    | 0.00                       | 0.00             | 54.82             | 8.61             | 13,559.78           |
| Travel                       | 9,795.97          | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 43.96             | 0.00             | 9,839.93            |
| Conferences & Seminars       | 1,612.55          | 0.00             | 0.00                | 25.00                    | 0.00                       | 0.00             | 25.00             | 0.00             | 1,662.55            |
| Insurance                    | 56,391.58         | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00             | 56,391.58           |
| Repair & Maintenance         | 19,887.88         | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00             | 19,887.88           |
| Subscriptions & Publications | 5,794.54          | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 3,316.24          | 0.00             | 9,110.78            |
| Professional Fees            | 59,175.70         | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00             | 59,175.70           |
| Administrative Expenses      | (492,577.29)      | 0.00             | 201,784.67          | 46,596.73                | 0.00                       | 0.00             | 72,381.93         | 9,423.51         | (162,390.45)        |
| Depreciation & Amortization  | 279,508.28        | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00             | 279,508.28          |
| Miscellaneous Expense        | <u>179.70</u>     | <u>0.00</u>      | <u>0.00</u>         | <u>0.00</u>              | <u>0.00</u>                | <u>0.00</u>      | <u>0.00</u>       | <u>0.00</u>      | <u>179.70</u>       |
| Total EXPENSES               | <u>502,536.87</u> | <u>0.00</u>      | <u>2,597,686.01</u> | <u>169,720.27</u>        | <u>0.00</u>                | <u>66,799.92</u> | <u>851,290.15</u> | <u>92,518.53</u> | <u>4,280,551.75</u> |
| Excess Rev/Exp               | <u>0.00</u>       | <u>27,368.20</u> | <u>0.00</u>         | <u>0.00</u>              | <u>21,695.18</u>           | <u>0.00</u>      | <u>0.00</u>       | <u>0.00</u>      | <u>49,063.38</u>    |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 1/1/2025 Through 6/30/2025

|                          | <u>CWMP - Shokan</u> | <u>Public Education II<br/>- Renewal</u> | <u>Stormwater<br/>Technical Assist Pr</u> | <u>Stormwater Retrofit<br/>III</u> | <u>Tax Consulting Fund</u> | <u>Tax Litigation<br/>Avoidance Prgm</u> | <u>WOH Future<br/>Stormwater Controls</u> | <u>Total</u>        |
|--------------------------|----------------------|------------------------------------------|-------------------------------------------|------------------------------------|----------------------------|------------------------------------------|-------------------------------------------|---------------------|
| SUPPORT & REVENUES       |                      |                                          |                                           |                                    |                            |                                          |                                           |                     |
| Contract Income          | 0.00                 | 25,599.20                                | 2,816.79                                  | 0.00                               | 0.00                       | 0.00                                     | 689,546.62                                | 717,962.61          |
| Interest & Other Income  | <u>848,260.73</u>    | <u>474.98</u>                            | <u>354.57</u>                             | <u>69,044.71</u>                   | <u>9,122.76</u>            | <u>5,338.37</u>                          | <u>208,850.63</u>                         | <u>1,141,446.75</u> |
| Total SUPPORT & REVENUES | <u>848,260.73</u>    | <u>26,074.18</u>                         | <u>3,171.36</u>                           | <u>69,044.71</u>                   | <u>9,122.76</u>            | <u>5,338.37</u>                          | <u>898,397.25</u>                         | <u>1,859,409.36</u> |
| EXPENSES                 |                      |                                          |                                           |                                    |                            |                                          |                                           |                     |
| Salary                   | 21,913.25            | 8,638.72                                 | 2,159.65                                  | 7,209.97                           | 0.00                       | 1,173.18                                 | 17,193.71                                 | 58,288.48           |
| Fringe Benefits          | 7,123.91             | 7,104.97                                 | 1,011.71                                  | 2,879.14                           | 0.00                       | 628.41                                   | 6,923.83                                  | 25,671.97           |
| Program Expenses         | 447,777.25           | 0.00                                     | 0.00                                      | 4,630.00                           | 0.00                       | 0.00                                     | 684,365.39                                | 1,136,772.64        |
| Communications           | 64.84                | 126.28                                   | 0.00                                      | 2.04                               | 0.00                       | 0.00                                     | 43.93                                     | 237.09              |
| Grants                   | 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                                     | 14.98                                     | 14.98               |
| Conferences & Seminars   | 0.00                 | 0.00                                     | 0.00                                      | 0.00                               | 0.00                       | 0.00                                     | 25.00                                     | 25.00               |
| Administrative Expenses  | 14,186.48            | 10,204.21                                | 0.00                                      | 6,857.59                           | 0.00                       | 836.45                                   | 23,254.52                                 | 55,339.25           |
| Miscellaneous Expense    | <u>0.00</u>          | <u>0.00</u>                              | <u>0.00</u>                               | <u>0.00</u>                        | <u>0.00</u>                | <u>0.00</u>                              | <u>(15.00)</u>                            | <u>(15.00)</u>      |
| Total EXPENSES           | <u>491,065.73</u>    | <u>26,074.18</u>                         | <u>3,171.36</u>                           | <u>21,578.74</u>                   | <u>0.00</u>                | <u>2,638.04</u>                          | <u>731,806.36</u>                         | <u>1,276,334.41</u> |
| Excess Rev/Exp           | <u>357,195.00</u>    | <u>0.00</u>                              | <u>0.00</u>                               | <u>47,465.97</u>                   | <u>9,122.76</u>            | <u>2,700.33</u>                          | <u>166,590.89</u>                         | <u>583,074.95</u>   |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 1/1/2025 Through 6/30/2025

|                              | <u>Future<br/>SW-MOA145</u> | <u>Community Vitality</u> | <u>Catskill Fund for<br/>the Future</u> | <u>Total</u>        |
|------------------------------|-----------------------------|---------------------------|-----------------------------------------|---------------------|
| SUPPORT & REVENUES           |                             |                           |                                         |                     |
| Contract Income              | 423,293.20                  | 78,528.82                 | 0.00                                    | 501,822.02          |
| Interest & Other Income      | <u>21,899.04</u>            | <u>0.00</u>               | <u>1,196,250.24</u>                     | <u>1,218,149.28</u> |
| Total SUPPORT & REVENUES     | <u>445,192.24</u>           | <u>78,528.82</u>          | <u>1,196,250.24</u>                     | <u>1,719,971.30</u> |
| EXPENSES                     |                             |                           |                                         |                     |
| Salary                       | 14,672.97                   | 13,337.96                 | 91,067.33                               | 119,078.26          |
| Fringe Benefits              | 6,210.68                    | 4,747.55                  | 50,702.91                               | 61,661.14           |
| Program Expenses             | 409,092.70                  | 52,033.77                 | 12,954.09                               | 474,080.56          |
| Advertising & Promotion      | 0.00                        | 0.00                      | 122.91                                  | 122.91              |
| Communications               | 158.39                      | 0.00                      | 1,812.07                                | 1,970.46            |
| Conferences & Seminars       | 0.00                        | 0.00                      | 50.00                                   | 50.00               |
| Repair & Maintenance         | 0.00                        | 0.00                      | 2,703.78                                | 2,703.78            |
| Subscriptions & Publications | 0.00                        | 0.00                      | 176.19                                  | 176.19              |
| Professional Fees            | 0.00                        | 0.00                      | 27,323.00                               | 27,323.00           |
| Administrative Expenses      | <u>15,057.50</u>            | <u>8,409.54</u>           | <u>83,584.16</u>                        | <u>107,051.20</u>   |
| Total EXPENSES               | <u>445,192.24</u>           | <u>78,528.82</u>          | <u>270,496.44</u>                       | <u>794,217.50</u>   |
| Excess Rev/Exp               | <u>0.00</u>                 | <u>0.00</u>               | <u>925,753.80</u>                       | <u>925,753.80</u>   |

Catskill Watershed Corporation  
Board of Directors Fees  
As of June 2025

| <u>Board Members Name</u> | <u>June</u>        | <u>Year to Date</u> |
|---------------------------|--------------------|---------------------|
| Alicia Terry              | \$ 450.00          | \$ 3,300.00         |
| Allen Hinkley             | 450.00             | 2,850.00            |
| Arthur Merrill            | 450.00             | 2,550.00            |
| Christopher Mathews       | 150.00             | 2,400.00            |
| George Haynes Jr.         | 300.00             | 2,100.00            |
| Innes Kasanof             | 300.00             | 2,700.00            |
| James Sofranko            | 300.00             | 2,250.00            |
| Jeffrey Senterman         | 300.00             | 2,250.00            |
| John Kosier               | 450.00             | 3,450.00            |
| Joseph Cetta              | 450.00             | 2,850.00            |
| Richard Parete            | 450.00             | 3,450.00            |
| Thomas Hoyt               | 300.00             | 2,100.00            |
| Total Board Fees Paid     | <u>\$ 4,350.00</u> | <u>\$ 32,250.00</u> |

**Catskill Watershed Corporation**  
**Supplementary Schedules**  
**Money Markets/Savings Accounts/Restricted Cash**  
**As of June 30, 2025**

| <b>Fund</b>                                     | <b>Bank</b>                      | <b>Terms</b>                           | <b>Interest Rate</b> | <b>Amount</b>        |
|-------------------------------------------------|----------------------------------|----------------------------------------|----------------------|----------------------|
| <b>Account # 1200</b>                           |                                  |                                        |                      |                      |
| <b>Money Market Accounts</b>                    |                                  |                                        |                      |                      |
| <b>Operating Account</b>                        |                                  |                                        |                      |                      |
| Operating - Money Market #1                     | Pershing                         | Short-Term                             | 3.38%                | \$ 48,386.83         |
| <b>Tax Consulting</b>                           |                                  |                                        |                      |                      |
| Tax Consulting - Money Market                   | Pershing                         | Short-Term                             | 3.38%                | 231,458.75           |
| <b>Future Stormwater</b>                        |                                  |                                        |                      |                      |
| Future Stormwater - MM #1                       | Pershing                         | Short-Term                             | 3.38%                | 1,193,093.74         |
| <b>Catskill Fund for the Future</b>             |                                  |                                        |                      |                      |
| CFF - Money Market                              | Pershing                         | Short-Term                             | 3.38%                | 1,055,770.12         |
|                                                 |                                  | <b>Total Money Markets:</b>            |                      | <u>2,528,709.44</u>  |
|                                                 |                                  | <b>Total Per Financial Statements:</b> |                      | <u>2,528,709.44</u>  |
|                                                 |                                  | <b>Difference:</b>                     |                      | <u>\$ -</u>          |
| <b>Account # 1201</b>                           |                                  |                                        |                      |                      |
| <b>Savings Accounts</b>                         |                                  |                                        |                      |                      |
| <b>Future Stormwater</b>                        |                                  |                                        |                      |                      |
| Future Stormwater - Savings Account             | The Delaware Nat'l Bank of Delhi | Short-Term                             | 3.61%                | 5,504,730.23         |
| <b>Catskill Fund for the Future</b>             |                                  |                                        |                      |                      |
| CFF - Savings Account                           | The Delaware Nat'l Bank of Delhi | Short-Term                             | 3.61%                | 14,521,893.71        |
|                                                 |                                  | <b>Total Money Markets:</b>            |                      | <u>20,026,623.94</u> |
|                                                 |                                  | <b>Total Per Financial Statements:</b> |                      | <u>20,026,623.94</u> |
|                                                 |                                  | <b>Difference:</b>                     |                      | <u>\$ -</u>          |
| <b>Account # 1205</b>                           |                                  |                                        |                      |                      |
| <b>Restricted Cash</b>                          |                                  |                                        |                      |                      |
| <b>Stream Corridor - Debris Removal Program</b> |                                  |                                        |                      |                      |
| Stream Cor. - Debris Removal - Ckg              | Bank of Greene County            | Short-Term                             | 2.75%                | \$ 1,366,854.60      |
| <b>Community Wastewater III</b>                 |                                  |                                        |                      |                      |
| CWMP III - [Lateral Program] - Ckg              | Bank of Greene County            | Short-Term                             | 2.75%                | 1,120,842.96         |
|                                                 |                                  | <b>Total Restricted Cash:</b>          |                      | <u>2,487,697.56</u>  |
|                                                 |                                  | <b>Total Per Financial Statements:</b> |                      | <u>2,487,697.56</u>  |
|                                                 |                                  | <b>Difference:</b>                     |                      | <u>\$ -</u>          |

**Catskill Watershed Corporation**  
**Investment in Municipal/Agency Bonds and U.S. Treasuries**  
**Short & Long Term Municipal Bonds/Market Adjustments**  
**As of June 30, 2025**

| Program<br>/ Pur. #                                                            | Name of Investment       | Type of<br>Investment | Date of<br>Purchase | Maturity<br>Date | CUSIP<br>Number | Next<br>Coupon/Final<br>Payment | Effective<br>Interest | Carrying<br>Value   | Total Program<br>Value | Market Unrealized<br>Gain/(Loss) | Net Short Term<br>Municipal Bond<br>Investments |
|--------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------|------------------|-----------------|---------------------------------|-----------------------|---------------------|------------------------|----------------------------------|-------------------------------------------------|
| <i>Account # 1202/#1208 -- Short Term Investments - Municipal/Agency Bonds</i> |                          |                       |                     |                  |                 |                                 |                       |                     |                        |                                  |                                                 |
| <i>Future Stormwater</i>                                                       |                          |                       |                     |                  |                 |                                 |                       |                     |                        |                                  |                                                 |
| <u>130</u>                                                                     | NYC Transitional Finance | Municipal/Agency Bond | 01/11/23            | 07/15/25         | 64972H5E8       | 07/15/25                        | 4.450%                | 19,972.38           |                        |                                  |                                                 |
| <u>29</u>                                                                      | NYCGO                    | Municipal/Agency Bond | 10/19/21            | 08/01/25         | 64966QWV8       | 08/01/25                        | 0.860%                | 399,993.17          |                        |                                  |                                                 |
| <u>107</u>                                                                     | NYCGO                    | Municipal/Agency Bond | 07/09/21            | 08/01/25         | 64966QZX1       | 08/01/25                        | 0.700%                | 15,003.58           |                        |                                  |                                                 |
| <u>10</u>                                                                      | NYC Transitional Finance | Municipal/Agency Bond | 03/20/23            | 08/01/25         | 64971XEJ3       | 08/01/25                        | 4.330%                | 59,952.27           |                        |                                  |                                                 |
| <u>82</u>                                                                      | NYC Transitional Finance | Municipal/Agency Bond | 06/08/21            | 08/01/25         | 64971X5L8       | 08/01/25                        | 0.730%                | 35,063.12           |                        |                                  |                                                 |
| <u>60</u>                                                                      | NYC Transitional Finance | Municipal/Agency Bond | 03/03/23            | 11/01/25         | 64971WXD7       | 11/01/25                        | 4.780%                | 79,592.49           |                        |                                  |                                                 |
| <u>114</u>                                                                     | NYC Transitional Finance | Municipal/Agency Bond | 02/18/22            | 11/01/25         | 64971XA57       | 11/01/25                        | 2.000%                | 24,906.48           |                        |                                  |                                                 |
| <u>1</u>                                                                       | Triborough Bridge        | Municipal/Agency Bond | 12/03/21            | 11/15/25         | 89602NU93       | 11/15/25                        | 1.250%                | 465,342.26          |                        |                                  |                                                 |
| <u>132</u>                                                                     | Albany Municipal Water   | Municipal/Agency Bond | 02/01/23            | 12/01/25         | 01244QCT1       | 12/01/25                        | 4.250%                | 24,648.44           |                        |                                  |                                                 |
| <u>111</u>                                                                     | NYC Transitional Finance | Municipal/Agency Bond | 02/11/22            | 02/01/26         | 64971XG93       | 08/01/25                        | 1.870%                | 75,000.00           |                        |                                  |                                                 |
| <u>27</u>                                                                      | NYS Dorm Authority       | Municipal/Agency Bond | 02/03/22            | 02/15/26         | 64990FS70       | 08/15/25                        | 1.800%                | 15,057.44           |                        |                                  |                                                 |
| <u>39</u>                                                                      | NYD Dorm Authority       | Municipal/Agency Bond | 02/10/22            | 02/15/26         | 64990FS70       | 08/15/25                        | 1.900%                | 125,402.70          |                        |                                  |                                                 |
| <u>40</u>                                                                      | NYC Transitional Finance | Municipal/Agency Bond | 01/21/22            | 05/01/26         | 64971WJ76       | 11/01/25                        | 1.750%                | 466,975.87          |                        |                                  |                                                 |
| <u>14</u>                                                                      | NYC Transitional Finance | Municipal/Agency Bond | 03/17/22            | 05/01/26         | 64972JRW0       | 11/01/25                        | 2.420%                | 34,675.93           | 1,841,586.12           | (19,520.37)                      | 1,822,065.75                                    |
| <i>Catskill Fund for the Future</i>                                            |                          |                       |                     |                  |                 |                                 |                       |                     |                        |                                  |                                                 |
| <u>131</u>                                                                     | NYC Transitional Finance | Municipal/Agency Bond | 01/11/23            | 07/15/25         | 64972H5E8       | 07/15/25                        | 4.450%                | 9,986.19            |                        |                                  |                                                 |
| <u>133</u>                                                                     | NYCGO                    | Municipal/Agency Bond | 02/01/23            | 08/01/25         | 64966QCB4       | 08/01/25                        | 4.200%                | 64,899.18           |                        |                                  |                                                 |
| <u>78</u>                                                                      | NYCGO                    | Municipal/Agency Bond | 10/19/21            | 08/01/25         | 64966QWV8       | 08/01/25                        | 0.860%                | 1,409,975.93        |                        |                                  |                                                 |
| <u>108</u>                                                                     | NYCGO                    | Municipal/Agency Bond | 07/09/21            | 08/01/25         | 64966QZX1       | 08/01/25                        | 0.700%                | 25,005.97           |                        |                                  |                                                 |
| <u>91</u>                                                                      | NYC Housing Dev          | Municipal/Agency Bond | 03/20/23            | 08/01/25         | 64971XEJ3       | 08/01/25                        | 4.330%                | 64,948.29           |                        |                                  |                                                 |
| <u>106</u>                                                                     | NYC Transitional Finance | Municipal/Agency Bond | 06/08/21            | 08/01/25         | 64971X5L8       | 08/01/25                        | 0.730%                | 5,009.02            |                        |                                  |                                                 |
| <u>77</u>                                                                      | NYCGEN                   | Municipal/Agency Bond | 03/03/23            | 11/01/25         | 64971WXD7       | 11/01/25                        | 4.780%                | 159,184.98          |                        |                                  |                                                 |
| <u>37</u>                                                                      | NYC Transitional Finance | Municipal/Agency Bond | 10/18/21            | 11/01/25         | 64971XA57       | 11/01/25                        | 0.880%                | 1,034,862.96        |                        |                                  |                                                 |
| <u>134</u>                                                                     | NYC Housing Dev          | Municipal/Agency Bond | 02/01/23            | 11/01/25         | 64972C5X7       | 11/01/25                        | 4.250%                | 79,899.19           |                        |                                  |                                                 |
| <u>65</u>                                                                      | Triborough Bridge        | Municipal/Agency Bond | 12/03/21            | 11/15/25         | 89602NU93       | 11/15/25                        | 1.250%                | 581,677.82          |                        |                                  |                                                 |
| <u>12</u>                                                                      | Triborough Bridge        | Municipal/Agency Bond | 12/06/21            | 11/15/25         | 89602NU93       | 11/15/25                        | 1.250%                | 232,671.31          |                        |                                  |                                                 |
| <u>96</u>                                                                      | NYS Dorm Authority       | Municipal/Agency Bond | 02/03/22            | 02/15/26         | 64990FS70       | 08/15/25                        | 1.800%                | 35,134.02           |                        |                                  |                                                 |
| <u>59</u>                                                                      | NYS Dorm Authority       | Municipal/Agency Bond | 06/25/25            | 02/15/26         | 64990FS70       | 08/15/25                        | 4.102%                | 346,435.71          |                        |                                  |                                                 |
| <u>62</u>                                                                      | NYS Urban Development    | Municipal/Agency Bond | 02/04/22            | 03/15/26         | 64985TDC2       | 09/15/25                        | 1.700%                | 129,654.40          |                        |                                  |                                                 |
| <u>4</u>                                                                       | NYS Urban Development    | Municipal/Agency Bond | 06/30/25            | 03/15/26         | 6500354W5       | 09/15/25                        | 4.021%                | 124,262.89          |                        |                                  |                                                 |
| <u>71</u>                                                                      | NYS Dorm Authority       | Municipal/Agency Bond | 03/25/22            | 03/15/26         | 64990FY32       | 09/15/25                        | 4.101%                | -                   |                        |                                  |                                                 |
| <u>9</u>                                                                       | NYC Transitional Finance | Municipal/Agency Bond | 01/21/22            | 05/01/26         | 64971WJ76       | 11/01/25                        | 1.750%                | 913,866.76          |                        |                                  |                                                 |
| <u>7</u>                                                                       | NYC Transitional Finance | Municipal/Agency Bond | 02/04/22            | 05/01/26         | 64971XSW9       | 11/01/25                        | 1.700%                | 124,547.86          |                        |                                  |                                                 |
| <u>56</u>                                                                      | NYC Transitional Finance | Municipal/Agency Bond | 03/17/22            | 05/01/26         | 64971XSW9       | 11/01/25                        | 2.420%                | 69,351.86           | 5,411,374.32           | (50,564.07)                      | 5,360,810.25                                    |
| <b>Total Short Term Municipal/Agency Bonds:</b>                                |                          |                       |                     |                  |                 |                                 |                       | <u>7,252,960.45</u> | <u>7,252,960.45</u>    | <u>(70,084.45)</u>               | <u>7,182,876.00</u>                             |
| <b>Total Per Financial Statements:</b>                                         |                          |                       |                     |                  |                 |                                 |                       | <u>7,252,960.44</u> | <u>7,252,960.44</u>    | <u>(70,084.44)</u>               |                                                 |
| <b>Difference:</b>                                                             |                          |                       |                     |                  |                 |                                 |                       | <u>0.01</u>         | <u>0.01</u>            | <u>(0.01)</u>                    | Rounding                                        |



Catskill Watershed Corporation  
Investment in Municipal/Agency Bonds and U.S. Treasuries  
Short & Long Term Municipal Bonds/Market Adjustments  
As of June 30, 2025

| Program<br>/ Pur. #                                                          | Name of Investment       | Type of<br>Investment | Date of<br>Purchase | Maturity<br>Date | CUSIP<br>Number | Next<br>Coupon/Final<br>Payment | Effective<br>Interest | Carrying<br>Value  | Total Program<br>Value | Market Unrealized<br>Gain/(Loss) | Net Short Term<br>Municipal Bond<br>Investments |
|------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------|------------------|-----------------|---------------------------------|-----------------------|--------------------|------------------------|----------------------------------|-------------------------------------------------|
| <i>Account #1204/#1209 -- Long Term Investments - Municipal/Agency Bonds</i> |                          |                       |                     |                  |                 |                                 |                       |                    |                        |                                  |                                                 |
| <i>Future Stormwater</i>                                                     |                          |                       |                     |                  |                 |                                 |                       |                    |                        |                                  |                                                 |
| <u>137</u>                                                                   | NYC Transitional Finance | Municipal/Agency Bond | 05/18/23            | 11/01/26         | 64971Q7L1       | 11/01/25                        | 4.150%                | 9,969.08           |                        |                                  |                                                 |
| <u>112</u>                                                                   | Wyandanch NY SD          | Municipal/Agency Bond | 02/11/22            | 12/15/26         | 982616HG2       | 12/15/25                        | 2.450%                | 51,059.18          |                        |                                  |                                                 |
| <u>136</u>                                                                   | Upper Mohawk Vly Water   | Municipal/Agency Bond | 05/03/23            | 04/01/27         | 916091HL8       | 10/01/25                        | 4.100%                | 19,222.80          |                        |                                  |                                                 |
| <u>45</u>                                                                    | NYS Urban Development    | Municipal/Agency Bond | 05/09/25            | 03/15/28         | 6500358R2       | 09/15/25                        | 0.750%                | 247,081.63         | 327,332.69             | (790.69)                         | 326,542.00                                      |
| <i>Catskill Fund for the Future</i>                                          |                          |                       |                     |                  |                 |                                 |                       |                    |                        |                                  |                                                 |
| <u>138</u>                                                                   | Upper Mohawk Vly Water   | Municipal/Agency Bond | 05/18/23            | 11/01/26         | 64971Q7L1       | 11/01/25                        | 4.520%                | 19,938.17          |                        |                                  |                                                 |
| <u>139</u>                                                                   | NYC Transitional Finance | Municipal/Agency Bond | 05/03/23            | 04/01/27         | 916091HL8       | 10/01/25                        | 4.100%                | 38,445.60          | 58,383.76              | (73.76)                          | 58,310.00                                       |
| <b>Total Long Term Municipal/Agency Bonds:</b>                               |                          |                       |                     |                  |                 |                                 |                       |                    | <u>385,716.46</u>      | <u>(864.46)</u>                  | <u>384,852.00</u>                               |
| <b>Total LT Per Financial Statements:</b>                                    |                          |                       |                     |                  |                 |                                 |                       |                    | <u>385,716.45</u>      | <u>(864.45)</u>                  | <u>384,852.00</u>                               |
| Rounding                                                                     |                          |                       |                     |                  |                 |                                 |                       | <b>Difference:</b> | <u>0.01</u>            | <u>(0.01)</u>                    | <u>-</u>                                        |

**Catskill Watershed Corporation**  
Summary Budget Comparison  
From 6/1/2025 Through 6/30/2025

50%

| Account Code      | Account Title                 | Total Budget \$ - Original | YTD Actual     | Remaining Budget | Percent Total Budget Remaining | Percent Total Budget Used |
|-------------------|-------------------------------|----------------------------|----------------|------------------|--------------------------------|---------------------------|
| 001               | Salary Expense                | 2,025,229.00               | 989,472.46     | 1,035,756.54     | 51.14%                         | 48.86%                    |
| 002               | Fringe Benefits               | 1,360,907.00               | 436,035.89     | 924,871.11       | 67.96%                         | 32.04%                    |
| 003               | Program Expenses              | 49,017,307.00              | 4,635,613.70   | 44,381,693.30    | 90.54%                         | 9.46%                     |
| 004               | Occupancy & Interest Exp      | 599,800.00                 | (204,932.55)   | 804,732.55       | 134.17%                        | (34.17)%                  |
| 005               | Advertising & Promotion       | 20,400.00                  | 8,311.85       | 12,088.15        | 59.26%                         | 40.74%                    |
| 006               | Office Supplies               | 24,300.00                  | 4,800.63       | 19,499.37        | 80.24%                         | 19.76%                    |
| 007               | Communications                | 27,600.00                  | 15,767.33      | 11,832.67        | 42.87%                         | 57.13%                    |
| 008               | Grants & Reimbursements       | 205,000.00                 | 0.00           | 205,000.00       | 100.00%                        | 0.00%                     |
| 009               | Travel                        | 52,200.00                  | 9,854.91       | 42,345.09        | 81.12%                         | 18.88%                    |
| 010               | Conferences & Seminars        | 24,250.00                  | 1,737.55       | 22,512.45        | 92.83%                         | 7.17%                     |
| 011               | Insurance                     | 114,494.00                 | 56,391.58      | 58,102.42        | 50.75%                         | 49.25%                    |
| 012               | Repair & Maintenance          | 47,590.00                  | 22,591.66      | 24,998.34        | 52.53%                         | 47.47%                    |
| 013               | Subscriptions & Publications  | 8,644.00                   | 9,286.97       | (642.97)         | (7.44)%                        | 107.44%                   |
| 014               | Professional & Director Fees  | 633,658.00                 | 86,498.70      | 547,159.30       | 86.35%                         | 13.65%                    |
| 015               | Administrative Costs          | 0.00                       | 0.00           | 0.00             | 0.00%                          | 0.00%                     |
| 016               | Depreciation & Amortization   | 634,041.00                 | 279,508.28     | 354,532.72       | 55.92%                         | 44.08%                    |
| 017               | Dues, Licenses, & Memberships | 2,415.00                   | 0.00           | 2,415.00         | 100.00%                        | 0.00%                     |
| 018               | Miscellaneous Expense         | 2,000.00                   | 164.70         | 1,835.30         | 91.77%                         | 8.24%                     |
| Report Difference |                               | (54,799,835.00)            | (6,351,103.66) | (48,448,731.34)  | 88.41%                         | 11.59%                    |

**Executive Director's Report  
September 2, 2025**

**Community Wastewater Management Program**

**New Kingston** –System complete. Retainage paid to contractor.

**Halcottsville** – System complete. Dirty water start-up was conducted on April 10, 2025. Questions remained about whether to provide a stormwater retrofit project as part of the final road paving. After review and discussion, it was decided that we would not pursue a retrofit project. Planning discussions have started for final pavement work to be completed this year.

**Shokan**- Final plans have been submitted and reviewed by DEP. DEP offered limited comments based on their review. No comments cause CWC any concern with design. DEP noted they cannot formally approve the plans until DEC issues their approval.

CWC reached out to DEC in early August regarding the status of their review. Following that correspondence, DEC issued a NOCA and published the notice for a 30-day public comment period.

CWC is coordinating with Lamont on the final bid packages in the hopes to put the project out to bid very shortly.

CWC received an additional \$20.5 million on May 21<sup>st</sup> from the City as part of our contract amendment. CWC is in process of invoicing for the final payment from the Shokan budget. The final \$8 million payment is due to be received by September 30<sup>th</sup> per the contract.

Lateral access agreements have started being received from property owners. We have received 266 returned agreements as of 8/18/25.

As part of the project, a land use permit was required from DEP for construction work on property owned by the City. As part of the permit there are certain requirements that need to be met. CWC noted to DEP that the insurance requirements to do work on the City property exceeds the insurance requirements for construction of the entire project by \$1 million. While it is possible this \$1 million difference in insurance coverage has no cost implications (i.e. if contractor has a \$10 million umbrella policy), however, this insurance is required for all contractors including subcontractors. CWC believes there is at least a chance that this land use insurance requirement may increase costs of construction. CWC has pointed this out to DEP to see if they would like, or if they have the ability to reconsider the insurance needs to try to guarantee costs are not increased based on this portion of the construction project.

**Stormwater**

Staff continue engaging with property owners throughout the Watershed. There have been a number of projects moving forward. CWC held a stormwater seminar for professional credits in early March. We believe it was very successful.

CWC received a draft MOA 145 contract amendment from DEP on April 17, 2025. We requested a higher threshold limit of \$1 million based on approvals issued earlier this year. DEP did not approve that request but offered an increased threshold limit from \$300,000 to \$550,000. DEP did commit to revisiting the contract for an additional amendment if/when this limit proves to be insufficient. I expressed concern about having to go through this process again if it was deemed necessary. DEP preferred to hold at the \$550,000. CWC approved the contract amendment at the August board meeting.

In September, a resolution for \$513,432.48 will need to be tabled until a contract amendment registers to allow for the higher threshold of funding. The current contract does not allow CWC to invoice for projects over \$300,000.

### **Flood Hazard**

CWC received a contract from NYSDEC and the Town of Hunter, evidencing approval of a grant for the relocation of the Hunter Fire Department. Following receipt, we forwarded our FHM contracts to the Town for execution. The CWC Board previously approved two grants to the Town, one for design, one for the property purchase of the relocation property. These grants were contingent on the State contract. A closing took place in October for the purchase of the relocation property.

CWC was informed by email in early October that we were approved for our FEMA grant application for property elevations throughout the Watershed. The approval is for over \$1 million to elevate 8 specific properties in Greene and Ulster County. We have been in discussion with a Program Manager from DHSES regarding implementation details. We executed a contract and held a kickoff meeting with DHSES in mid-November. We approved a project administration contract with LaBella and have put a portion of the property elevations out to bid. Bid documents were prepared and issued for 4 of the 6 properties CWC has been in contact with about moving forward. Four of the properties were bid as one project, the other two need some additional work and administrative variables addressed prior to moving forward. We are trying to work with the engineers of those remaining 2 properties to ensure the projects can proceed. Bids were due March 19, 2025 for the elevations of the four properties. No bids were received. One interested contractor provided their reasoning behind not submitting a bid. One of the major issues was timeline for completion. We submitted a formal time extension request to FEMA. We were recently informed that they would not be able to provide an approval for a time request until 90 days prior to the current contract deadline.

After discussion with a number of Board members, we have decided to reissue the RFP's with a later completion date in hopes that our grant does receive an extension. Without providing a later date, it would be likely no bids were received again. A total of 16 bids are being advertised for the four elevations. A prebid meeting was held June 18<sup>th</sup> with multiple contractors in attendance. The bids are due July 22, 2015.

Update: We informed the Board at our August meeting that we did not receive any full bids for the FEMA projects. Since informing the Board, we have followed up directly with the property owners and NYS Division of Homeland Security and Emergency Services to inform them we were unfortunately not going to move forward with any other attempts at bidding. Although the property owners were disappointed, we did receive immediate follow ups from two property owners requesting applications to move forward with the CWC FHM program for 75% costs of construction.

CWC completed the demolition of the Nolan property in Hunter.



CWC's new Flood Program Construction Manager, Joseph Bacci started on November 18<sup>th</sup>. Joe has successfully completed his Code Enforcement training and has been licensed as a state certified CEO. Joe has starting to take the lead in more FHM program activities.

The Beatty property in Ashland received funding for an elevation. The project is moving along well.





CWC was informed we needed to supply additional documentation not required in our DEP contracts as part of a reconciliation package. After many weeks of discussion, it is still not clear whether DEP is or is not going to require this additional information. Recently it was determined by DEP that these same documents would not be required for the Community Vitality Study. CWC believes if it is not required for Community Vitality, it should similarly not be required in FHM.

CWC awarded bids for a contractor to complete multiple demolitions in Hunter and one for a property in Olive.

CWC submitted subcontractor approval documents to NYCDEP for review and approval. We were informed it could take up to 3 weeks to receive approvals.

We are starting to prepare RFP documents to rebid engineering services for demolitions and feasibility studies. Our current contract with LaBella expires in December.

### **Septic**

The program is open. CWC has been successfully collaborating with NYCDEP in regards to funding needs for the upcoming year. We have informed NYCDEP that projections show we will invoice for our last residential payment next July.

The Montessori School project is in process. The fill quantities look as they are going to be exceeded by a significant amount. Staff has been visiting the site daily.

CWC received payment of \$4.25 million on July 11, 2025 per an agreement with DEP based on increased septic repair costs.

This has been a slow construction season. We have seen fewer replacements than the last couple years. We have expended about \$1.5 million less this year than last year at this time.

We received an email from an unhappy program participant this month. We are gathering details but anticipate there will be discussion at the committee meeting about their concerns.

### **Septic Maintenance**

Pump out numbers throughout the Watershed continue to rise. Outreach and proactive staff work are contributing to the success of the maintenance program.

CWC supplied a Municipal WWTP Questionnaire to Fleischmanns after they requested additional information about septage acceptance. We have not received the complete questionnaire yet.

DEP inquired about the possibility of closing all additional WWTP Septage Acceptance applications considering Windham may potentially be able to accept the full amount of Watershed septage. I responded that I did not anticipate any other plants applying but wanted to make sure DEP didn't want to close that door considering these projects assist in DEP maintenance costs of acceptance at the DEP facilities. DEP confirmed they did not want to evaluate any additional facilities.

Windham and their engineer submitted a septage acceptance feasibility study to CWC. The results indicate the plant could accept a significant amount of septage daily without upset to their current operations. The report suggested a daily acceptance limit of 10,000 gpd with the potential to take closer to 40,000 gpd. Even at the lower rate, that would significantly increase the quantity of septage being able to be delivered locally. Estimated costs inclusive of stormwater and engineering was less than \$3 million.

Windham submitted a resolution to CWC requesting funding for the design phase of the plant upgrades needed to implement recommendations of the study. The application was approved by resolution in June.

Prattsville continues their evaluations of their existing plant's abilities to accept septage. The Towns engineer has requested an extension to complete their analysis.

We informed DEP on July 7<sup>th</sup> that our on hand funding availability is limited and we are projecting the maintenance program to be unable to remain open through October. Our contract does not allow us to invoice until January. The contract has certain funding thresholds similar to the MOA-145 program. We had additional conversations with DEP in August outlining some potential paths forward. CWC has submitted a draft budget amendment request for DEP review and comment. Once that is reviewed, CWC will formalize the budget amendment request with the hope to invoice for our next payment a few months ahead. CWC has already produced the financial backups needed to invoice for our payment due January. CWC's only concern is that we may run into a similar shortfall for our July payment that cannot be made ahead of schedule. This will

likely only be an issue if Prattsville completes their feasibility study and provides a design application that the Board and DEP want to approve. Its possible there could be a delay in funding approvals. If the project is not applied for or an application is denied, it may not create any financial issues.

## **Policy**

CWC recently approved the low bid for the Community Vitality Study. We held a kick off meeting with CGR/LaBella/UrbanSense with local stakeholders. CWC received a submission of final metrics from the consultants and have a follow up meeting scheduled for April 22, 2025. The contract for the study has still not registered and CWC is fronting funds for the study from the CFF. There have been additional requests from DEP regarding additional backup documentation not included in our contracts. We received confirmation in June that additional timesheets for consultants would not be required as requested in other programs.

CWC continues to participate in Water Withdrawal Permit discussions, side agreement negotiations, CWT meetings, and various Watershed related talks throughout the region. DEP has taken the position they would only be willing to fund I&I maintenance at facilities owned by DEP. I have voiced opposition to this position. Additional conversations are likely, although for now DEP has indicated they are pausing participation in these discussions until a draft WWP is issued.

CWC's newly hired Human Resources Director, Gemma Young started on November 11th. In March, the updated CWC Employee Handbook was adopted. With Gemma's help and expertise, we are making some internal changes within the company to create better efficiencies and practices. Some other recent updates include CWC managers have started taking leadership development trainings, updates to CWC's Emergency Action Plan, and an internal analysis of IT SWOT analysis.

I was asked by the Mayor of Delhi to attend the Village Board meeting in February to discuss CWC programs that may be available to assist with their WWTP issues. I attended that meeting and informed them of the various programs CWC manages. There was discussion around how CWC may be able to assist with WWTP maintenance issues. Like many other communities, WWTP maintenance costs are difficult to manage. CWC is trying to navigate a way to assist these communities. I attended and toured the Delhi WWTP on April 23, 2025 with staff. We will continue working with the Village to see how we can help.

CWC received a request from the Town of Roxbury to pursue TLAP funding to review valuation of the NYCDEP owned WWTP that has undergone some maintenance and upgrades. A resolution to approve the request was voted on in June.

CWC has had recent discussions with a professor from Cornell who has a contract with DEP to evaluate BMP effectiveness in a number of programs throughout the Watershed. Among those being reviewed according to the consultant are CWC's Stormwater programs, the SMP projects, and WAC's agricultural BMP's. We supplied the professor a number of documents and forms to help in his research and put him in contact with DEP's regulatory and community planning staff.



The Board will be voting on appointments to the WPPC in September.  
CWC will be presenting at the NYWEA Watershed Technical Conference in September.  
CWC staff is meeting with professors from Bard College in October.  
CWC will be presenting at Frost Valley for Columbia University students in October.

Draft DEP contract evaluations are anticipated to be submitted to the Policy committee for review in September. Overall, processes have been working well. Some existing and consistent issues remain a concern but there were no major priority items to address.

## **Finance**

Design is complete for the relocation of the generator. The project went out to bid on August 5<sup>th</sup>. The board approved the low bid in September. Contractors have been waiting for a fuel tank to be delivered. The tank was backordered delivery was delayed. Upon arrival it was determined the fabricated tank was not completed correctly. Our engineers have developed an additional apparatus to install on the tank to make it compatible with the generator. That new piece now has to be fabricated. Additional work resumed in August. The generator has been physically relocated and work continues to reconnect it to the facility.

We received the CoO for the garage. DEP is now able to utilize it for their vehicles and equipment.

A 10 year renewal operating contract with DEP is still being worked on. Based on recent funding level concerns, we have asked DEP to consider fronting additional funds in the contract to ensure we do not end up in a situation similar to MOA-145 or Septic Maintenance. Additional discussions took place in August. There may be agreement on a funding process. DEP is working on drafting some updated language for CWC to review. We will bring to committee when a final draft is accepted.

CWC and DEP have agreed to a 5 year extension of the TLAP contract.

CWC and DEP are negotiating a renewal contract for Local Consultation. DEP has recently put a hold on additional CSAP discussions which may impact certain variables of this contract.

CWC continues to work towards transitioning our retirement plans to a new manager. The work is in process.

## **Education**

CWC and DEP have completed negotiation of a successor Public Education contract. This renewal contract is 10 years \$7.5 million and will include a workforce development component geared towards the training and development of a competent and professional workforce in the Watershed. A resolution to approve the contract was approved at the February board meeting. Updated program rules are being edited and will be forwarded to NYCDEP for their review and joint approval.

Within the new contract is a subprogram and funding for a “Workforce Development” Program. Gemma Young will be the manager of this program. Draft Program rules have developed and have been shared for review and comment with NYCDEP. CWC and DEP met to discuss comments and updates to the rules on July 16<sup>th</sup>. The draft rules were discussed in committee in August and we hope the contract will be registered soon.

Staff continue to attend outreach events in various forms throughout the Watershed.

### **Economic Development**

The Economic Development team continues engaging with existing and potential borrowers. CWC executed all documents required to close with the Village of Walton for their loan to fund repairs at their WWTP.

The CFF has been discussed as a tool to front some of the funding for the Shokan project to go out to bid. The CFF will have to be used as a front for the Community Vitality Study as well considering the contract has not registered nor payment made for that project.

Staff has completed their first run at reviewing the existing CFF Program Rules to modernize the program. A discussion or presentation was provided for the August committee meeting. We are continuing to update the rules based on those discussions. We anticipate bringing a revised redlined set of program rules to the committee in October.

Loan Committee Action on 7/10/25:

**Borrower:**                      **Fruition Chocolate, Inc.**  
                                         3091 NYS Route 28  
                                         Shokan, NY 12481

Loan Amount: \$260,000.00

Loan Balance: \$37,143.84

Loan Committee granted a 5 month forbearance of principal as requested due to the increase of the price of cacao which is their primary ingredient. They stated “the rising costs are due to climate change influencing the commodity price globally, which in turn increases their premium quality price even more. On top of that, they are now having to pay tariffs to receive the cocoa beans. Additionally, general inflation has caused an increase in other ingredients and packaging, as well as labor costs, insurance, electric, etc. They are doing our best to adapt to these market changes, but need to free up cash flow to purchase what's needed to be prepared for our busiest time of year (the fall/winter holiday season).”

# CWC CFF Leverage Report

|  | Client # | Client Name                                 | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage       | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|--|----------|---------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 372      | 38 Main Corp.                               | 11/28/2006         |                                | \$120,000.00         | \$0.00             | \$0.00               | \$255,000.00   | \$375,000.00       | 6            | 0              | 0              | Ulster      |
|  | 400      | 784 Main Margaretville LLC                  | 5/6/2025           |                                | \$318,000.00         | \$0.00             | \$0.00               | \$11,250.00    | \$329,250.00       | 5            | 5              | 0              | Delaware    |
|  | 363      | Gifford's Sports Supply                     | 5/25/2004          |                                | \$25,000.00          | \$0.00             | \$0.00               | \$51,000.00    | \$76,000.00        | 2            | 0              | 0              | Delaware    |
|  | 364      | Mauer Enterprises, Inc.                     | 7/27/2004          |                                | \$100,000.00         | \$0.00             | \$0.00               | \$120,000.00   | \$220,000.00       |              | 40             | 0              | Ulster      |
|  | 365      | Delaware Dental, PLLC                       | 10/26/2004         |                                | \$90,000.00          | \$0.00             | \$0.00               | \$160,000.00   | \$250,000.00       | 0            | 0              | 0              | Delaware    |
|  | 237      | Onteora Farms, LLC                          | 6/2/2015           |                                | \$100,000.00         | \$0.00             | \$0.00               | \$28,000.00    | \$128,000.00       | 1            | 0              | 0              | Ulster      |
|  | 367      | Mental Health Association                   | 4/26/2005          |                                | \$77,468.00          | \$0.00             | \$0.00               | \$78,000.00    | \$155,468.00       | 12           | 0              | 0              | Delaware    |
|  | 369      | Alexios Kambouris T/A A&G Furniture         | 4/25/2006          |                                | \$150,000.00         | \$0.00             | \$0.00               | \$150,000.00   | \$300,000.00       | 4            | 0              | 0              | Ulster      |
|  | 362      | Candace Chambers & Timothy Townssend T/A    | 4/22/2003          |                                | \$156,000.00         | \$0.00             | \$0.00               | \$835,275.00   | \$991,275.00       | 0            | 0              | 0              | Ulster      |
|  | 371      | The Reporter Company                        | 8/7/2006           |                                | \$500,000.00         | \$0.00             | \$0.00               | \$0.00         | \$500,000.00       | 19           | 0              | 0              | Delaware    |
|  | 361      | Westchester-Ellenville Hospital Inc.        | 2/25/2003          |                                | \$1,000,000.00       | \$0.00             | \$0.00               | \$1,492,243.00 | \$2,492,243.00     |              | 1              |                | Ulster      |
|  | 373      | RTE Transport LTD                           | 3/27/2007          |                                | \$142,000.00         | \$0.00             | \$0.00               | \$25,000.00    | \$167,000.00       | 7            | 0              | 0              | Greene      |
|  | 374      | Frank & Judith Berkey                       | 3/27/2007          |                                | \$725,000.00         | \$0.00             | \$0.00               | \$72,000.00    | \$725,000.00       | 1            | 0              | 0              | Delaware    |
|  | 375      | Catskill Mountain Transfer, Inc.            | 5/22/2007          |                                | \$200,000.00         | \$0.00             | \$0.00               | \$438,975.00   | \$635,975.00       | 1            | 0              | 0              | Delaware    |
|  | 376      | Gail McNee                                  | 5/27/2008          |                                | \$67,000.00          | \$0.00             | \$0.00               | \$3,000.00     | \$70,000.00        | 4            | 0              | 0              | Delaware    |
|  | 377      | BTH Properties, LLC. T/A Pine Bush Equipmen | 3/3/2009           |                                | \$500,000.00         | \$0.00             | \$0.00               | \$768,950.00   | \$1,268,950.00     | 0            | 0              | 0              | Sullivan    |
|  | 378      | Vaughn & Jodie Wilkie                       | 11/3/2009          |                                | \$79,000.00          | \$0.00             | \$0.00               | \$191,000.00   | \$270,000.00       | 0            | 0              | 0              | Greene      |
|  | 379      | Rallysport                                  | 6/23/1998          |                                | \$35,000.00          | \$0.00             | \$0.00               | \$0.00         | \$35,000.00        | 0            | 0              | 0              | Delaware    |
|  | 380      | V&B Cross Lumber Co., Inc.                  | 8/28/2001          |                                | \$450,000.00         | \$0.00             | \$0.00               | \$0.00         | \$450,000.00       | 0            | 0              | 0              | Ulster      |
|  | 370      | Ronne D. Marantz                            | 6/27/2006          |                                | \$305,000.00         | \$0.00             | \$0.00               | \$555,000.00   | \$860,000.00       | 0            | 0              | 0              | Ulster      |
|  | 122      | Dylan Patrick LLC                           | 7/22/2008          |                                | \$560,000.00         | \$0.00             | \$0.00               | \$840,000.00   | \$1,400,000.00     | 21           | 25             | 4              | Sullivan    |
|  | 229      | Vista Property Group, LLC                   | 5/1/2012           |                                | \$860,000.00         | \$0.00             | \$0.00               | \$1,400,000.00 | \$2,300,000.00     | 9            | 10             | 1              | Ulster      |

|  | Client # | Client Name                               | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage       | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|--|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 201      | Frank's Septic                            | 5/4/2010           |                                | \$15,750.00          | \$0.00             | \$0.00               | \$5,250.00     | \$21,000.00        | 1            | 1              | 0              | Delaware    |
|  | 200      | Papa Pratt's Pizzeria, LLC                | 12/2/2008          |                                | \$105,000.00         | \$0.00             | \$0.00               | \$15,000.00    | \$145,000.00       | 0            | 0              | 0              | Greene      |
|  | 200      | Papa Pratt's Pizzeria, LLC                | 12/2/2008          |                                | \$25,000.00          | \$0.00             | \$0.00               | \$15,000.00    | \$145,000.00       | 0            | 0              | 0              | Greene      |
|  | 180      | Stamford Belvedere Corp                   | 8/3/2010           |                                | \$150,000.00         | \$0.00             | \$0.00               | \$0.00         | \$150,000.00       | 0            | 0              | 0              | Delaware    |
|  | 265      | J & W Deli, LLC                           | 3/5/2013           |                                | \$290,000.00         | \$0.00             | \$0.00               | \$115,000.00   | \$405,000.00       | 6            | 8              | 2              | Delaware    |
|  | 277      | JGJMS, LLC                                | 9/3/2013           |                                | \$220,673.54         | \$0.00             | \$0.00               | \$220,673.54   | \$441,347.07       | 20           | 20             | 0              | Greene      |
|  | 362      | Candace Chambers & Timothy Townssend T/A  | 5/27/2003          |                                | \$97,400.00          | \$0.00             | \$0.00               | \$738,275.00   | \$835,275.00       | 0            | 0              | 0              | Ulster      |
|  | 174      | Lucky Dog's Hamden Inn                    | 10/5/2010          |                                | \$240,000.00         | \$0.00             | \$0.00               | \$110,000.00   | \$350,000.00       | 0            | 6              | 6              | Delaware    |
|  | 368      | TLB Management, Inc.                      | 4/26/2005          |                                | \$500,000.00         | \$0.00             | \$0.00               | \$1,469,500.00 | \$1,969,500.00     | 0            | 0              | 0              | Ulster      |
|  | 476      | Robert Kehoe and Yvette Blain             | 6/3/2025           |                                | \$340,000.00         | \$0.00             | \$0.00               | \$45,000.00    | \$385,000.00       | 2            | 2              | 2              | Delaware    |
|  | 329      | 213 Apples, LLC                           | 11/3/2015          |                                | \$1,300,000.00       | \$0.00             | \$0.00               | \$632,125.00   | \$1,932,125.00     | 0            | 10             | 10             | Ulster      |
|  | 340      | Osterhoudt Corp                           | 11/1/2016          |                                | \$860,000.00         | \$0.00             | \$0.00               | \$633,000.00   | \$1,493,000.00     | 0            | 0              | 0              | Ulster      |
|  | 349      | Catskill Ventures, LLC                    | 7/5/2017           |                                | \$965,195.00         | \$0.00             | \$0.00               | \$413,655.00   | \$1,378,850.00     | 0            | 20             | 20             | Ulster      |
|  | 353      | Sunflower Market, Inc.                    | 12/5/2017          |                                | \$500,000.00         | \$0.00             | \$0.00               | \$1,767,595.00 | \$2,267,595.00     | 53           | 60             | 10             | Ulster      |
|  | 354      | Keath E. Davis                            | 9/5/2017           |                                | \$275,000.00         | \$0.00             | \$0.00               | \$0.00         | \$275,000.00       | 2            | 2              | 0              | Delaware    |
|  | 359      | Durable Systems                           | 6/24/2003          |                                | \$60,000.00          | \$0.00             | \$0.00               | \$340,000.00   | \$400,000.00       | 1            | 1              | 0              | Ulster      |
|  | 360      | Tom & Dana Fraser T/A The Phoenicia Belle | 3/25/2003          |                                | \$25,000.00          | \$0.00             | \$0.00               | \$8,400.00     | \$33,400.00        |              |                | 0              | Ulster      |
|  | 301      | Wellness RX, LLC                          | 8/4/2015           |                                | \$35,000.00          | \$0.00             | \$0.00               | \$160,000.00   | \$195,000.00       | 1            | 0              | 0              | Greene      |
|  | 142      | Walton Big M Plaza, LLC (2)               | 12/3/2024          |                                | \$300,000.00         | \$0.00             | \$0.00               | \$247,012.00   | \$547,012.00       |              |                |                | Delaware    |
|  | 430      | 53470 State Highway 30, LLC               | 5/6/2025           |                                | \$375,000.00         | \$0.00             | \$0.00               | \$140,000.00   | \$1,805,000.00     | 0            | 3              | 3              | Delaware    |
|  | 462      | Gockel Solutions LLC                      | 3/5/2024           |                                | \$90,000.00          | \$0.00             | \$0.00               | \$10,000.00    | \$100,000.00       |              |                |                | Delaware    |
|  | 441      | Franks Septic LLC                         | 8/2/2022           |                                | \$165,000.00         | \$0.00             | \$0.00               | \$20,000.00    | \$185,000.00       | 1            | 3              | 4              | Delaware    |
|  | 419      | Leighton K Shultis and Erica M Shultis    | 2/4/2020           |                                | \$88,961.00          | \$0.00             | \$0.00               | \$0.00         | \$88,961.00        | 0            | 0              | 0              | Delaware    |
|  | 433      | 175 South Main LLC                        | 12/7/2021          |                                | \$1,136,364.00       | \$0.00             | \$0.00               | \$675,000.00   | \$2,947,728.00     |              | 8              |                | Ulster      |

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|--|----------|-----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 430      | 53470 State Highway 30, LLC                   | 5/6/2025           |                                | \$1,125,000.00       | \$0.00             | \$0.00               | \$140,000.00   | \$1,805,000.00     | 0            | 3              | 3              | Delaware    |
|  | 366      | John & Denise McLean T/A Wood-Done-Right      | 10/26/2004         |                                | \$25,000.00          | \$0.00             | \$0.00               | \$41,700.00    | \$66,700.00        | 0            | 0              | 0              | Delaware    |
|  | 475      | 55 White Tail Lane, LLC                       | 6/3/2025           |                                | \$472,500.00         | \$0.00             | \$0.00               | \$102,500.00   | \$575,000.00       |              | 2              | 2              | Delaware    |
|  | 1        | Catskill Craftsman                            | 4/2/1998           | 9/15/1998                      | \$55,000.00          | \$55,000.00        | \$0.00               | \$70,000.00    | \$125,000.00       | 0            | 0              | 0              | Delaware    |
|  | 29       | Catskill Craftsman, Inc. (2)                  | 6/26/2001          | 9/15/1998                      | \$631,768.00         | \$631,708.48       | \$0.00               | \$1,174,000.00 | \$1,805,768.00     | 50           | 50             | 0              | Delaware    |
|  | 2        | Lisa Jones D/B/A Hair Solutions               | 10/27/1998         | 12/4/1998                      | \$15,000.00          | \$15,000.00        | \$0.00               | \$15,000.00    | \$30,000.00        | 5            | 5              | 0              | Delaware    |
|  | 3        | Northeast Fabricators, LLC II                 | 11/24/1998         | 2/22/1999                      | \$450,000.00         | \$450,000.00       | \$0.00               | \$567,700.00   | \$1,017,700.00     | 45           | 70             | 25             | Delaware    |
|  | 4        | Olive Woods, LLC                              | 11/24/1998         | 2/22/1999                      | \$675,000.00         | \$675,000.00       | \$0.00               | \$675,000.00   | \$1,350,000.00     | 117          | 143            | 26             | Ulster      |
|  | 5        | Tremperskill Country Store                    | 10/27/1998         | 3/5/1999                       | \$30,000.00          | \$30,000.00        | \$0.00               | \$45,000.00    | \$75,000.00        | 3            | 3              | 0              | Delaware    |
|  | 6        | G. Willikers, Inc. / Crossroads Building, LLC | 1/26/1999          | 4/6/1999                       | \$85,900.00          | \$85,900.00        | \$0.00               | \$201,734.00   | \$287,634.00       | 53           | 75             | 22             | Delaware    |
|  | 7        | Hogan's General Store                         | 3/5/1998           | 8/12/1999                      | \$98,000.00          | \$98,000.00        | \$0.00               | \$15,000.00    | \$113,000.00       | 1            | 3              | 2              | Delaware    |
|  | 8        | Alpine Garden Convenience Inc.                | 7/27/1999          | 11/3/1999                      | \$90,000.00          | \$90,000.00        | \$0.00               | \$272,000.00   | \$362,000.00       | 2            | 7              | 5              | Greene      |
|  | 9        | Burton F. Clark, Inc.                         | 4/24/1999          | 11/17/1999                     | \$600,000.00         | \$600,000.00       | \$0.00               | \$750,000.00   | \$1,350,000.00     | 52           | 64             | 12             | Delaware    |
|  | 10       | Elizabeth Winograd                            | 5/25/1999          | 11/24/1999                     | \$150,000.00         | \$150,000.00       | \$0.00               | \$300,700.00   | \$450,700.00       | 5            | 28             | 23             | Ulster      |
|  | 11       | Skillcat II Corp. d/b/a Phoenicia Hotel       | 9/28/1999          | 12/1/1999                      | \$100,000.00         | \$100,000.00       | \$0.00               | \$152,891.00   | \$252,891.00       | 5            | 10             | 5              | Ulster      |
|  | 12       | Peak Trading Corporation                      | 9/28/1999          | 12/9/1999                      | \$140,000.00         | \$140,000.00       | \$0.00               | \$190,000.00   | \$330,000.00       | 4            | 15             | 11             | Ulster      |
|  | 13       | Catskill Family Farms Cooperative             | 10/26/1999         | 4/4/2000                       | \$250,000.00         | \$250,000.00       | \$0.00               | \$0.00         | \$250,000.00       | 6            | 7              | 1              | Delaware    |
|  | 15       | Top Shelf Storage                             | 2/22/2000          | 4/28/2000                      | \$36,120.00          | \$36,120.00        | \$0.00               | \$36,120.00    | \$72,240.00        | 1            | 1              | 0              | Greene      |
|  | 14       | Apple Tree Inn & Efficiencies                 | 2/22/2000          | 4/28/2000                      | \$50,000.00          | \$50,000.00        | \$0.00               | \$150,500.00   | \$200,500.00       | 2            | 2              | 0              | Ulster      |
|  | 16       | Drew/Natasha Shuster                          | 5/25/1999          | 5/23/2000                      | \$55,000.00          | \$55,000.00        | \$0.00               | \$55,000.00    | \$110,000.00       | 5            | 14             | 9              | Greene      |
|  | 17       | Paul Solis-Cohen                              | 5/23/2000          | 9/11/2000                      | \$150,000.00         | \$150,000.00       | \$0.00               | \$230,000.00   | \$380,000.00       | 6            | 10             | 4              | Ulster      |
|  | 18       | Janice Dordick                                | 5/23/2000          | 9/11/2000                      | \$450,000.00         | \$450,000.00       | \$0.00               | \$1,150,000.00 | \$1,600,000.00     | 14           | 22             | 8              | Ulster      |
|  | 19       | Kathleen Sullivan                             | 6/27/2000          | 10/4/2000                      | \$44,900.00          | \$44,900.00        | \$0.00               | \$43,000.00    | \$87,900.00        | 1            | 1              | 0              | Sullivan    |
|  | 20       | Mountain Top Historical Society of Green Coun | 6/27/2000          | 11/6/2000                      | \$40,000.00          | \$40,000.00        | \$0.00               | \$128,000.00   | \$168,000.00       | 0            | 0              | 0              | Greene      |

|  | Client # | Client Name                                | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage       | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|--|----------|--------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 22       | Gary Mead                                  | 7/25/2000          | 11/27/2000                     | \$75,000.00          | \$75,000.00        | \$0.00               | \$85,000.00    | \$160,000.00       | 11           | 24             | 13             | Delaware    |
|  | 23       | Wendy's Brew, Inc.                         | 10/24/2000         | 3/16/2001                      | \$70,000.00          | \$70,000.00        | \$0.00               | \$83,000.00    | \$153,000.00       | 0            | 2              | 2              | Greene      |
|  | 24       | Kent's Gifts                               | 1/23/2001          | 3/16/2001                      | \$35,000.00          | \$35,000.00        | \$0.00               | \$80,000.00    | \$115,000.00       | 4            | 5              | 1              | Delaware    |
|  | 3        | Northeast Fabricators, LLC II              | 11/28/2000         | 4/4/2001                       | \$429,895.02         | \$429,895.02       | \$0.00               | \$0.00         | \$429,895.02       | 0            | 0              | 0              | Delaware    |
|  | 25       | Twins, Inc.                                | 1/23/2001          | 4/20/2001                      | \$280,000.00         | \$283,255.90       | \$0.00               | \$420,000.00   | \$700,000.00       | 3            | 22             | 19             | Ulster      |
|  | 26       | Michael Donofrio                           | 11/28/2000         | 4/30/2001                      | \$92,500.00          | \$93,498.21        | \$0.00               | \$169,500.00   | \$262,000.00       | 3            | 6              | 3              | Delaware    |
|  | 27       | Pots & Pans, Inc.                          | 1/23/2001          | 5/23/2001                      | \$150,000.00         | \$150,000.00       | \$0.00               | \$361,000.00   | \$511,000.00       | 2            | 7              | 5              | Delaware    |
|  | 28       | Woodstock Guild of Craftsmen, Inc.         | 4/28/2001          | 8/8/2001                       | \$525,000.00         | \$525,000.00       | \$140,052.56         | \$742,000.00   | \$1,267,000.00     | 8            | 11             | 3              | Ulster      |
|  | 30       | Indian Country, Inc.                       | 4/28/2001          | 8/24/2001                      | \$90,000.00          | \$90,000.00        | \$0.00               | \$6,900,000.00 | \$6,990,000.00     | 124          | 164            | 40             | Delaware    |
|  | 31       | Healing Paws, LLC                          | 6/26/2001          | 10/3/2001                      | \$90,000.00          | \$90,000.00        | \$0.00               | \$110,500.00   | \$200,500.00       | 0            | 6              | 6              | Ulster      |
|  | 32       | Minnewaska Realty, LLC                     | 1/23/2001          | 10/17/2001                     | \$200,000.00         | \$200,000.00       | \$0.00               | \$275,000.00   | \$475,000.00       | 4            | 7              | 3              | Ulster      |
|  | 33       | Bruce Inn, LLC                             | 4/28/2001          | 12/14/2001                     | \$95,000.00          | \$95,000.00        | \$0.00               | \$394,735.00   | \$489,735.00       | 0            | 9              | 9              | Delaware    |
|  | 34       | Mountain Brook, Inn                        | 9/25/2001          | 2/15/2002                      | \$80,000.00          | \$80,000.00        | \$0.00               | \$195,000.00   | \$275,000.00       | 0            | 3              | 3              | Delaware    |
|  | 35       | Matthew Hoffmeister                        | 11/27/2001         | 3/26/2002                      | \$50,000.00          | \$50,000.00        | \$0.00               | \$61,500.00    | \$111,500.00       | 2            | 2              | 0              | Delaware    |
|  | 36       | Sunfrost Farms, Inc.                       | 11/27/2001         | 4/4/2002                       | \$137,500.00         | \$137,500.00       | \$0.00               | \$177,500.00   | \$315,000.00       | 5            | 9              | 4              | Ulster      |
|  | 37       | Cindy L. Johansen                          | 1/22/2002          | 4/10/2002                      | \$114,887.21         | \$115,112.79       | \$0.00               | \$134,887.21   | \$250,000.00       | 1            | 1              | 0              | Ulster      |
|  | 38       | Mack Custom Woodworking, LLC               | 2/26/2002          | 4/30/2002                      | \$300,000.00         | \$300,000.00       | \$0.00               | \$310,000.00   | \$610,000.00       | 14           | 14             | 0              | Ulster      |
|  | 39       | Liberty Fitness Center, Inc.               | 2/26/2002          | 6/25/2002                      | \$90,000.00          | \$90,000.00        | \$0.00               | \$104,500.00   | \$194,500.00       | 5            | 10             | 5              | Sullivan    |
|  | 40       | Margaretville Lodging, LLC                 | 5/28/2002          | 6/28/2002                      | \$403,468.66         | \$403,468.66       | \$0.00               | \$258,151.00   | \$661,619.00       | 0            | 15             | 15             | Delaware    |
|  | 41       | Creative Environments LLC d/b/a Full Moon  | 4/2/2002           | 6/28/2002                      | \$58,500.00          | \$58,500.00        | \$0.00               | \$67,900.00    | \$126,400.00       | 15           | 20             | 5              | Ulster      |
|  | 42       | ARC Foods, Inc.                            | 5/28/2002          | 7/11/2002                      | \$211,000.00         | \$211,000.00       | \$0.00               | \$367,000.00   | \$578,000.00       | 0            | 16             | 16             | Ulster      |
|  | 43       | Bread Alone, Inc.                          | 4/2/2002           | 7/31/2002                      | \$400,000.00         | \$400,000.00       | \$0.00               | \$600,000.00   | \$1,000,000.00     | 65           | 65             | 0              | Ulster      |
|  | 44       | Indian Country, Inc. (2)                   | 2/26/2002          | 8/7/2002                       | \$650,000.00         | \$650,000.00       | \$0.00               | \$745,414.00   | \$1,395,414.00     | 0            | 0              | 0              | Delaware    |
|  | 45       | Overlook Mountain Bikes of Woodstock Corp. | 4/2/2002           | 8/28/2002                      | \$60,000.00          | \$60,000.00        | \$0.00               | \$74,750.00    | \$134,750.00       | 2            | 2              | 0              | Ulster      |

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|--|----------|-----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 46       | Kent's Gifts, LLC                             | 5/28/2002          | 9/12/2002                      | \$30,000.00          | \$30,000.00        | \$0.00               | \$70,000.00    | \$100,000.00       | 5            | 5              | 0              | Delaware    |
|  | 47       | Cesar Alfaro d/b/a Continental Cleaners       | 7/23/2002          | 10/11/2002                     | \$35,000.00          | \$35,000.00        | \$0.00               | \$56,000.00    | \$91,000.00        | 4            | 7              | 3              | Sullivan    |
|  | 49       | Town of Olive                                 | 2/26/2002          | 10/15/2002                     | \$100,000.00         | \$100,000.00       | \$0.00               | \$949,744.00   | \$1,049,744.00     | 0            | 0              | 0              | Ulster      |
|  | 48       | Village of Walton                             | 7/23/2002          | 10/15/2002                     | \$253,275.00         | \$253,275.00       | \$0.00               | \$72,293.00    | \$325,568.00       | 0            | 0              | 0              | Delaware    |
|  | 50       | Country Cone and Market, Ltd.                 | 6/25/2002          | 11/22/2002                     | \$35,000.00          | \$35,000.00        | \$0.00               | \$151,000.00   | \$186,000.00       | 0            | 3              | 3              | Ulster      |
|  | 51       | Tremperskill Country Store (2)                | 9/24/2002          | 12/18/2002                     | \$25,000.00          | \$25,000.00        | \$0.00               | \$10,600.00    | \$35,600.00        | 2            | 2              | 0              | Delaware    |
|  | 52       | Sanzone d/b/a Catskill Mortgage               | 11/26/2002         | 2/7/2003                       | \$25,000.00          | \$25,000.00        | \$0.00               | \$15,000.00    | \$40,000.00        | 8            | 18             | 10             | Delaware    |
|  | 53       | Jack & Elizabeth Gellman Torah Foundation, In | 11/26/2002         | 2/13/2003                      | \$281,000.00         | \$281,000.00       | \$0.00               | \$664,634.00   | \$945,634.00       | 0            | 19             | 19             | Greene      |
|  | 54       | Douglas and Christine Brady                   | 11/26/2002         | 3/26/2003                      | \$135,000.00         | \$135,000.00       | \$0.00               | \$215,000.00   | \$350,000.00       | 4            | 7              | 3              | Delaware    |
|  | 55       | Vincent Stanton d/b/a Uptown Auto Repair      | 10/22/2002         | 3/28/2003                      | \$35,000.00          | \$35,000.00        | \$0.00               | \$70,000.00    | \$105,000.00       | 3            | 5              | 2              | Sullivan    |
|  | 56       | G. Willikers Inc. II                          | 2/25/2003          | 4/17/2003                      | \$230,000.00         | \$230,000.00       | \$0.00               | \$1,080,000.00 | \$1,310,000.00     | 35           | 50             | 15             | Delaware    |
|  | 57       | Hook, Line, Sinker & More                     | 2/25/2003          | 4/25/2003                      | \$10,000.00          | \$10,000.00        | \$0.00               | \$15,000.00    | \$25,000.00        | 2            | 3              | 1              | Ulster      |
|  | 58       | Delaware Valley Hospital                      | 11/26/2002         | 5/1/2003                       | \$210,000.00         | \$210,000.00       | \$0.00               | \$245,000.00   | \$455,000.00       | 242          | 257            | 15             | Delaware    |
|  | 59       | Reene D. Gauntt                               | 1/28/2003          | 5/30/2003                      | \$70,000.00          | \$70,000.00        | \$0.00               | \$105,000.00   | \$175,000.00       | 4            | 6              | 2              | Delaware    |
|  | 60       | Margaretville Memorial Hospital               | 1/28/2003          | 6/30/2003                      | \$1,000,000.00       | \$1,000,000.00     | \$0.00               | \$0.00         | \$1,000,000.00     | 140          | 145            | 5              | Delaware    |
|  | 61       | Masserson Properties, Inc.                    | 3/25/2003          | 7/24/2003                      | \$98,000.00          | \$98,000.00        | \$0.00               | \$147,000.00   | \$245,000.00       | 2            | 6              | 4              | Delaware    |
|  | 63       | Neil C. Fish & Elizabeth Fish                 | 6/24/2003          | 7/31/2003                      | \$87,000.00          | \$87,745.42        | \$0.00               | \$142,000.00   | \$229,000.00       | 4            | 6              | 2              | Ulster      |
|  | 62       | Jacques Qualin & Leslie Flam                  | 4/22/2003          | 7/31/2003                      | \$204,000.00         | \$204,000.00       | \$0.00               | \$366,000.00   | \$570,000.00       | 0            | 20             | 20             | Ulster      |
|  | 64       | Catskill Mountain Foundation, Inc.            | 8/22/2001          | 9/4/2003                       | \$1,100,000.00       | \$1,100,000.00     | \$580,171.34         | \$420,000.00   | \$1,520,000.00     | 29           | 35             | 6              | Greene      |
|  | 65       | C&H Seupel, Ltd. d/b/a Whispering Pines       | 11/26/2002         | 9/12/2003                      | \$35,000.00          | \$35,000.00        | \$0.00               | \$55,000.00    | \$90,000.00        | 2            | 3              | 1              | Ulster      |
|  | 66       | Crosroads Building LLC                        | 7/22/2003          | 9/19/2003                      | \$75,500.00          | \$75,500.00        | \$0.00               | \$134,332.00   | \$209,832.00       | 2            | 3              | 1              | Delaware    |
|  | 67       | Magic Mile, Inc.                              | 3/25/2003          | 9/30/2003                      | \$150,000.00         | \$150,000.00       | \$0.00               | \$250,000.00   | \$400,000.00       | 0            | 12             | 12             | Delaware    |
|  | 68       | Delaware Valley Hospital (2)                  | 5/27/2003          | 10/28/2003                     | \$290,000.00         | \$290,000.00       | \$0.00               | \$210,000.00   | \$500,000.00       | 257          | 257            | 0              | Delaware    |
|  | 69       | Deer Run Village Homeowners Assoc., Inc.      | 6/24/2003          | 11/12/2003                     | \$25,000.00          | \$24,934.38        | \$0.00               | \$25,000.00    | \$50,000.00        | 22           | 23             | 1              | Schoharie   |

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|--|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 70       | J&W Associates, LLC                       | 8/26/2003          | 11/14/2003                     | \$107,200.00         | \$107,200.00       | \$0.00               | \$252,800.00   | \$360,000.00       | 8            | 17             | 9              | Delaware    |
|  | 71       | Mountain Flame, Inc.                      | 8/22/2001          | 12/9/2003                      | \$100,000.00         | \$100,000.00       | \$0.00               | \$96,000.00    | \$196,000.00       | 5            | 7              | 2              | Delaware    |
|  | 72       | The Hospital                              | 8/26/2003          | 12/19/2003                     | \$100,000.00         | \$100,000.00       | \$0.00               | \$0.00         | \$100,000.00       | 275          | 298            | 23             | Delaware    |
|  | 73       | Midotera, Inc.                            | 8/22/2001          | 12/30/2003                     | \$45,000.00          | \$45,000.00        | \$0.00               | \$121,000.00   | \$166,000.00       | 0            | 14             | 14             | Sullivan    |
|  | 27       | Pots & Pans, Inc.                         | 10/28/2003         | 1/20/2004                      | \$148,768.31         | \$148,768.31       | \$0.00               | \$0.00         | \$148,768.31       | 0            | 0              | 0              | Delaware    |
|  | 74       | Sports Equipment Specialists, LLC         | 8/22/2001          | 1/27/2004                      | \$76,300.00          | \$76,300.00        | \$0.00               | \$0.00         | \$76,300.00        | 0            | 0              | 0              | Delaware    |
|  | 75       | 11 Delaware Ave. Improvements, LLC        | 10/28/2003         | 2/2/2004                       | \$136,000.00         | \$136,000.00       | \$0.00               | \$204,000.00   | \$340,000.00       | 10           | 13             | 3              | Delaware    |
|  | 76       | NicJo Ltd.                                | 10/24/2003         | 2/11/2004                      | \$80,000.00          | \$80,000.00        | \$0.00               | \$143,500.00   | \$223,500.00       | 1            | 5              | 4              | Sullivan    |
|  | 77       | Titan Drilling, Corp.                     | 8/26/2003          | 6/2/2004                       | \$60,000.00          | \$60,000.00        | \$0.00               | \$68,000.00    | \$128,000.00       | 15           | 19             | 4              | Delaware    |
|  | 78       | O'Connor Hospital                         | 5/27/2003          | 6/30/2004                      | \$1,000,000.00       | \$1,000,000.00     | \$0.00               | \$3,645,445.00 | \$4,645,445.00     | 118          | 122            | 4              | Delaware    |
|  | 79       | Cannie D's Corner Corp.                   | 8/22/2001          | 7/1/2004                       | \$425,000.00         | \$425,000.00       | \$0.00               | \$766,800.00   | \$1,191,800.00     | 0            | 11             | 11             | Sullivan    |
|  | 80       | David M. Rowe & Joseph A. Schiavo         | 8/22/2001          | 7/8/2004                       | \$177,500.00         | \$177,500.00       | \$0.00               | \$262,500.00   | \$440,000.00       | 4            | 13             | 9              | Ulster      |
|  | 61       | Masserson Properties, Inc.                | 3/24/2004          | 7/20/2004                      | \$50,000.00          | \$50,000.00        | \$0.00               | \$105,000.00   | \$155,000.00       | 0            | 0              | 0              | Delaware    |
|  | 82       | Windham Ventures II                       | 5/25/2004          | 8/12/2004                      | \$70,000.00          | \$71,507.91        | \$16,674.41          | \$110,000.00   | \$180,000.00       | 5            | 13             | 8              | Greene      |
|  | 83       | Sportsfield Specialties, Inc.             | 1/28/2004          | 8/30/2004                      | \$450,000.00         | \$450,000.00       | \$0.00               | \$350,000.00   | \$800,000.00       | 9            | 35             | 26             | Delaware    |
|  | 85       | Sullivan County First Recycling, Inc.     | 7/27/2004          | 9/3/2004                       | \$200,000.00         | \$200,000.00       | \$0.00               | \$714,000.00   | \$914,000.00       | 19           | 22             | 3              | Sullivan    |
|  | 84       | Crossroads Properties, LLC                | 3/23/2004          | 9/15/2004                      | \$105,000.00         | \$105,000.00       | \$0.00               | \$217,000.00   | \$380,028.00       | 4            | 6              | 2              | Delaware    |
|  | 86       | Delhi Diner, LLC                          | 8/24/2004          | 11/9/2004                      | \$80,000.00          | \$80,000.00        | \$0.00               | \$118,000.00   | \$198,000.00       | 7            | 9              | 2              | Delaware    |
|  | 87       | Catskill Revitalization Corporation, Inc. | 10/1/2004          | 12/9/2004                      | \$210,000.00         | \$219,670.84       | \$0.00               | \$340,000.00   | \$550,000.00       | 10           | 22             | 12             | Delaware    |
|  | 88       | Karen Van Craenenbroeck                   | 2/25/2003          | 12/14/2004                     | \$25,000.00          | \$25,000.00        | \$0.00               | \$10,000.00    | \$35,000.00        | 4            | 7              | 3              | Sullivan    |
|  | 90       | Sam's Country Store, Inc.                 | 7/27/2004          | 12/21/2004                     | \$90,000.00          | \$90,482.18        | \$0.00               | \$185,000.00   | \$275,000.00       | 2            | 4              | 2              | Delaware    |
|  | 89       | Village Seafood Wholesale, Inc            | 1/27/2004          | 12/21/2004                     | \$154,000.00         | \$154,000.00       | \$0.00               | \$305,000.00   | \$459,000.00       | 14           | 18             | 4              | Delaware    |
|  | 91       | 30-35 William Street, LLC                 | 10/26/2004         | 1/19/2005                      | \$250,000.00         | \$250,000.00       | \$0.00               | \$410,000.00   | \$660,000.00       | 60           | 101            | 41             | Delaware    |
|  | 92       | Elna Ferrite Laboratories                 | 10/26/2004         | 1/24/2005                      | \$700,000.00         | \$700,000.00       | \$0.00               | \$2,930,000.00 | \$3,630,000.00     | 37           | 44             | 7              | Ulster      |



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|--|----------|----------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 93       | MRH Acquisitions, Inc.                 | 10/26/2004         | 1/31/2005                      | \$100,000.00         | \$100,000.00       | \$0.00               | \$250,000.00   | \$350,000.00       | 21           | 26             | 5              | Delaware    |
|  | 94       | HiFi Realty Corp.                      | 10/26/2004         | 1/31/2005                      | \$80,000.00          | \$80,000.00        | \$0.00               | \$500,000.00   | \$580,000.00       | 11           | 13             | 2              | Delaware    |
|  | 95       | Burton F. Clark Companies (2)          | 8/24/2004          | 2/25/2005                      | \$715,000.00         | \$715,000.00       | \$0.00               | \$1,304,948.00 | \$2,019,948.00     | 55           | 60             | 5              | Delaware    |
|  | 96       | Northeast Fabricators, LLC             | 1/25/2005          | 3/8/2005                       | \$338,000.00         | \$339,280.61       | \$0.00               | \$180,000.00   | \$518,000.00       | 60           | 101            | 41             | Delaware    |
|  | 21       | Windham Ventures, Inc.                 | 2/26/2002          | 5/2/2005                       | \$171,915.36         | \$173,571.96       | \$39,842.91          | \$400,000.00   | \$571,915.36       | 0            | 5              | 5              | Greene      |
|  | 97       | Ploutz, Leland and Marian              | 1/27/2004          | 5/5/2005                       | \$170,000.00         | \$170,000.00       | \$0.00               | \$290,000.00   | \$460,000.00       | 3            | 4              | 1              | Delaware    |
|  | 12       | Peak Trading Corporation               | 5/24/2005          | 6/28/2005                      | \$150,000.00         | \$150,000.00       | \$0.00               | \$0.00         | \$150,000.00       | 17           | 29             | 12             | Ulster      |
|  | 99       | Kings Town, Inc.                       | 5/24/2005          | 7/15/2005                      | \$325,000.00         | \$325,000.00       | \$0.00               | \$1,105,000.00 | \$1,430,000.00     | 10           | 23             | 13             | Ulster      |
|  | 100      | Audiosears Corporation                 | 5/24/2005          | 8/8/2005                       | \$1,000,000.00       | \$1,000,000.00     | \$0.00               | \$1,800,000.00 | \$2,800,000.00     | 90           | 96             | 6              | Delaware    |
|  | 101      | Hidden Inn, Inc.                       | 4/26/2005          | 8/23/2005                      | \$125,000.00         | \$125,000.00       | \$0.00               | \$100,000.00   | \$225,000.00       | 23           | 30             | 7              | Delaware    |
|  | 102      | David Shaw d/b/a Perkins Taxidermy     | 1/27/2004          | 9/16/2005                      | \$25,000.00          | \$25,000.00        | \$0.00               | \$35,000.00    | \$60,000.00        | 2            | 3              | 1              | Delaware    |
|  | 103      | Brussel Sprouts, LLC                   | 5/24/2005          | 9/26/2005                      | \$110,000.00         | \$110,000.00       | \$0.00               | \$0.00         | \$110,000.00       | 22           | 37             | 15             | Delaware    |
|  | 104      | Town of Andes                          | 4/26/2005          | 10/21/2005                     | \$136,000.00         | \$136,000.00       | \$0.00               | \$0.00         | \$136,000.00       | 0            | 0              | 0              | Delaware    |
|  | 105      | College Foundation at Delhi, Inc.      | 3/22/2005          | 10/28/2005                     | \$450,000.00         | \$450,000.00       | \$0.00               | \$450,000.00   | \$900,000.00       | 6            | 6              | 0              | Delaware    |
|  | 106      | Catskill Country Market, LLC           | 6/22/2004          | 10/31/2005                     | \$190,350.00         | \$190,350.00       | \$0.00               | \$268,600.00   | \$458,950.00       | 17           | 25             | 8              | Delaware    |
|  | 107      | The Market Basket, LLC                 | 1/25/2005          | 11/22/2005                     | \$70,000.00          | \$70,000.00        | \$0.00               | \$266,000.00   | \$336,000.00       | 5            | 6              | 1              | Delaware    |
|  | 108      | Secureshop.net, Inc.                   | 11/23/2005         | 12/19/2005                     | \$338,000.00         | \$338,000.00       | \$0.00               | \$975,000.00   | \$1,313,000.00     | 10           | 18             | 8              | Ulster      |
|  | 109      | Brian Batista and Sara Loughlin        | 5/1/2005           | 12/19/2005                     | \$98,000.00          | \$98,000.00        | \$0.00               | \$252,000.00   | \$350,000.00       | 2            | 2              | 0              | Ulster      |
|  | 110      | Ace Contracting of Margaretville, Inc. | 2/28/2006          | 4/24/2006                      | \$50,000.00          | \$50,000.00        | \$0.00               | \$55,600.00    | \$105,600.00       | 3            | 4              | 1              | Delaware    |
|  | 111      | Fane Family Deli, Inc.                 | 1/2/2006           | 6/22/2006                      | \$25,140.50          | \$25,513.78        | \$0.00               | \$57,884.00    | \$83,024.50        | 2            | 3              | 1              | Delaware    |
|  | 112      | The Caelan Allen Corp.                 | 1/2/2006           | 8/1/2006                       | \$100,000.00         | \$101,433.14       | \$0.00               | \$365,000.00   | \$465,000.00       | 5            | 8              | 3              | Delaware    |
|  | 113      | Michael Ricciardella                   | 10/1/2005          | 8/8/2006                       | \$560,000.00         | \$568,422.94       | \$141,971.97         | \$662,000.00   | \$1,222,000.00     | 17           | 29             | 12             | Ulster      |
|  | 114      | Joseph Dabritz                         | 1/24/2006          | 8/30/2006                      | \$100,000.00         | \$100,000.00       | \$0.00               | \$35,000.00    | \$135,000.00       | 10           | 10             | 0              | Delaware    |
|  | 145      | Joseph A. Dabritz                      | 1/3/2008           | 8/30/2006                      | \$156,457.50         | \$156,457.50       | \$0.00               | \$0.00         | \$156,457.50       | 10           | 10             | 0              | Delaware    |

|  | Client # | Client Name                                  | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage       | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|--|----------|----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 115      | Walton Big M Plaza, LLC                      | 8/1/2006           | 10/3/2006                      | \$500,000.00         | \$500,000.00       | \$0.00               | \$1,329,094.00 | \$1,829,094.00     | 47           | 72             | 25             | Delaware    |
|  | 116      | Norm and Son Realty, Inc.                    | 8/26/2005          | 10/11/2006                     | \$130,000.00         | \$130,000.00       | \$0.00               | \$175,000.00   | \$305,000.00       | 3            | 10             | 7              | Sullivan    |
|  | 117      | SRBJ Enterprises, Inc.                       | 7/25/2006          | 10/18/2006                     | \$183,750.00         | \$183,750.00       | \$76,855.11          | \$357,008.00   | \$540,758.00       | 0            | 11             | 11             | Ulster      |
|  | 118      | Duchess Farm Equestrian Community, LLC       | 4/25/2006          | 10/23/2006                     | \$350,000.00         | \$350,000.00       | \$0.00               | \$865,000.00   | \$1,215,000.00     | 1            | 5              | 4              | Ulster      |
|  | 119      | Groff and Hoyt Enterprises, Inc.             | 8/7/2006           | 10/24/2006                     | \$600,000.00         | \$600,000.00       | \$0.00               | \$0.00         | \$600,000.00       | 0            | 0              | 0              | Delaware    |
|  | 121      | Lisa Grayson                                 | 9/26/2006          | 11/30/2006                     | \$31,000.00          | \$31,000.00        | \$0.00               | \$0.00         | \$31,000.00        | 6            | 6              | 0              | Delaware    |
|  | 120      | Thomas & Leonore Roach                       | 9/26/2006          | 11/30/2006                     | \$40,000.00          | \$40,000.00        | \$0.00               | \$0.00         | \$40,000.00        | 3            | 3              | 0              | Delaware    |
|  | 122      | Dylan Patrick LLC                            | 7/25/2006          | 12/14/2006                     | \$247,500.00         | \$247,500.00       | \$0.00               | \$27,500.00    | \$275,000.00       | 16           | 22             | 6              | Sullivan    |
|  | 123      | Tischler Health Management Group, LLC        | 6/27/2006          | 1/11/2007                      | \$1,500,000.00       | \$1,500,000.00     | \$0.00               | \$2,981,756.00 | \$4,481,756.00     | 9            | 16             | 7              | Ulster      |
|  | 124      | Nibble Nook Diner, LLC                       | 9/26/2006          | 1/22/2007                      | \$125,000.00         | \$125,000.00       | \$0.00               | \$225,000.00   | \$350,000.00       | 5            | 5              | 0              | Ulster      |
|  | 125      | Klinger Power Sports, Inc.                   | 9/26/2006          | 2/21/2007                      | \$30,000.00          | \$30,000.00        | \$0.00               | \$0.00         | \$30,000.00        | 12           | 12             | 0              | Delaware    |
|  | 127      | Nuay Realty Corporation / Yaun Company, Inc. | 3/28/2006          | 2/28/2007                      | \$400,000.00         | \$400,000.00       | \$0.00               | \$0.00         | \$400,000.00       | 0            | 0              | 0              | Sullivan    |
|  | 128      | Yaun Company                                 | 2/28/2006          | 2/28/2007                      | \$80,000.00          | \$80,000.00        | \$0.00               | \$20,000.00    | \$100,000.00       | 43           | 43             | 0              | Sullivan    |
|  | 126      | Brie & Bordeaux, Inc.                        | 10/26/2004         | 2/28/2007                      | \$90,000.00          | \$90,081.91        | \$0.00               | \$384,000.00   | \$474,000.00       | 2            | 13             | 11             | Greene      |
|  | 129      | Bruce Dolph                                  | 9/26/2006          | 3/8/2007                       | \$25,000.00          | \$25,000.00        | \$0.00               | \$0.00         | \$25,000.00        | 14           | 21             | 7              | Delaware    |
|  | 130      | Leap Inn, Inc.                               | 6/28/2005          | 3/27/2007                      | \$500,000.00         | \$500,000.00       | \$0.00               | \$1,340,000.00 | \$1,840,000.00     | 7            | 10             | 3              | Greene      |
|  | 131      | DiSclafani/Dorn                              | 2/27/2007          | 5/8/2007                       | \$151,142.83         | \$151,142.83       | \$40,109.75          | \$35,000.00    | \$186,142.83       | 4            | 5              | 1              | Ulster      |
|  | 132      | Sloan Hoffstatter                            | 9/26/2006          | 5/30/2007                      | \$132,000.00         | \$132,000.00       | \$0.00               | \$421,000.00   | \$553,000.00       | 3            | 4              | 1              | Ulster      |
|  | 61       | Masserson Properties, Inc.                   | 9/26/2006          | 6/8/2007                       | \$240,000.00         | \$240,000.00       | \$0.00               | \$616,000.00   | \$856,000.00       | 4            | 7              | 3              | Delaware    |
|  | 134      | 137-139 Delaware Street, LLC                 | 3/1/2007           | 6/14/2007                      | \$575,000.00         | \$575,000.00       | \$0.00               | \$0.00         | \$575,000.00       | 6            | 6              | 0              | Delaware    |
|  | 134      | 137-139 Delaware Street, LLC                 | 4/18/2007          | 6/14/2007                      | \$150,000.00         | \$150,000.00       | \$0.00               | \$0.00         | \$150,000.00       | 0            | 0              | 0              | Delaware    |
|  | 135      | Joseph & Holly Hunter Christovao             | 4/24/2007          | 6/28/2007                      | \$230,000.00         | \$230,000.00       | \$0.00               | \$0.00         | \$230,000.00       | 0            | 0              | 0              | Delaware    |
|  | 136      | Campobello, LLC                              | 5/22/2007          | 7/12/2007                      | \$250,000.00         | \$255,316.61       | \$0.00               | \$150,000.00   | \$400,000.00       | 0            | 0              | 0              | Delaware    |
|  | 137      | Overlook Mountain Bikes of Woodstock         | 5/22/2007          | 8/22/2007                      | \$136,000.00         | \$136,000.00       | \$0.00               | \$289,000.00   | \$425,000.00       | 6            | 6              | 0              | Ulster      |

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|--|----------|------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 138      | Russel Matson / Julie Hernandez    | 5/22/2007          | 10/22/2007                     | \$135,000.00         | \$138,039.72       | \$39,042.08          | \$15,000.00    | \$150,000.00       | 7            | 12             | 5              | Delaware    |
|  | 139      | Six Franklin Road, LLC             | 8/28/2007          | 11/1/2007                      | \$73,288.00          | \$73,288.00        | \$0.00               | \$0.00         | \$73,288.00        | 0            | 0              | 0              | Delaware    |
|  | 139      | Six Franklin Road, LLC             | 8/28/2007          | 11/1/2007                      | \$636,277.33         | \$636,277.33       | \$206,288.07         | \$48,000.00    | \$684,277.33       | 18           | 18             | 0              | Delaware    |
|  | 141      | Delaware Valley Hospital (3)       | 11/28/2006         | 11/1/2007                      | \$600,000.00         | \$600,000.00       | \$0.00               | \$97,000.00    | \$697,000.00       | 232          | 232            | 0              | Delaware    |
|  | 142      | Walton Big M Plaza, LLC (2)        | 10/23/2007         | 1/10/2008                      | \$58,000.00          | \$58,000.00        | \$0.00               | \$0.00         | \$58,000.00        | 0            | 0              | 0              | Delaware    |
|  | 143      | Numrich Arms Corporation           | 9/25/2007          | 2/7/2008                       | \$1,000,000.00       | \$1,000,000.00     | \$0.00               | \$1,100,000.00 | \$2,100,000.00     | 70           | 70             | 0              | Ulster      |
|  | 147      | Irish Jack Enterprises, LLC        | 2/2/2008           | 2/13/2008                      | \$61,512.54          | \$61,512.54        | \$0.00               | \$0.00         | \$61,512.54        | 0            | 0              | 0              | Ulster      |
|  | 146      | Joseph A. Dabrtiz (2)              | 1/3/2008           | 2/14/2008                      | \$140,000.00         | \$140,000.00       | \$0.00               | \$0.00         | \$140,000.00       | 10           | 10             | 0              | Delaware    |
|  | 144      | Wilma and Leo Hannan               | 8/28/2007          | 2/14/2008                      | \$176,000.00         | \$176,000.00       | \$0.00               | \$0.00         | \$176,000.00       | 30           | 30             | 0              | Delaware    |
|  | 149      | Margaretville Car Wash, LLC        | 8/28/2007          | 3/14/2008                      | \$162,000.00         | \$166,278.11       | \$0.00               | \$425,000.00   | \$587,000.00       | 1            | 1              | 0              | Delaware    |
|  | 148      | 53535 Main Street Corp.            | 1/22/2008          | 3/14/2008                      | \$175,000.00         | \$175,000.00       | \$0.00               | \$35,000.00    | \$210,000.00       | 0            | 7              | 7              | Delaware    |
|  | 150      | Cowan Excavating, LLC              | 11/27/2007         | 4/16/2008                      | \$409,500.00         | \$409,500.00       | \$0.00               | \$80,000.00    | \$489,500.00       | 6            | 6              | 0              | Delaware    |
|  | 152      | Cave Mountain Brewing Co., Inc.    | 1/22/2008          | 4/25/2008                      | \$130,000.00         | \$130,762.82       | \$0.00               | \$20,000.00    | \$150,000.00       | 0            | 4              | 4              | Greene      |
|  | 151      | NKJ, Inc.                          | 11/27/2007         | 4/25/2008                      | \$224,000.00         | \$224,000.00       | \$0.00               | \$386,000.00   | \$610,000.00       | 3            | 6              | 3              | Ulster      |
|  | 153      | BP Visions, Inc.                   | 10/23/2007         | 5/12/2008                      | \$26,000.00          | \$26,547.29        | \$0.00               | \$187,000.00   | \$213,000.00       | 0            | 0              | 0              | Delaware    |
|  | 154      | Passion for Life, Inc.             | 4/22/2008          | 6/11/2008                      | \$45,000.00          | \$45,000.00        | \$0.00               | \$10,000.00    | \$55,000.00        | 4            | 4              | 0              | Sullivan    |
|  | 155      | Cheryl Lins                        | 2/28/2008          | 6/12/2008                      | \$40,000.00          | \$40,000.00        | \$0.00               | \$6,200.00     | \$46,200.00        | 1            | 4              | 3              | Delaware    |
|  | 156      | Moskowitz and Liu                  | 4/22/2008          | 6/12/2008                      | \$12,500.00          | \$12,500.00        | \$0.00               | \$2,500.00     | \$15,000.00        | 0            | 2              | 2              | Delaware    |
|  | 157      | Mary Schoepe and Paul Shoepe       | 10/23/2007         | 6/19/2008                      | \$156,000.00         | \$156,000.00       | \$0.00               | \$319,000.00   | \$475,000.00       | 0            | 8              | 8              | Greene      |
|  | 158      | Marietta Hanley/Caroline Ciraulo   | 5/27/2008          | 6/30/2008                      | \$212,000.00         | \$212,000.00       | \$0.00               | \$500,000.00   | \$712,000.00       | 0            | 10             | 10             | Ulster      |
|  | 159      | CSA Properties, Inc.               | 2/28/2008          | 7/14/2008                      | \$95,000.00          | \$96,637.88        | \$0.00               | \$136,160.00   | \$231,160.00       | 0            | 0              | 0              | Delaware    |
|  | 160      | Hasenflue Property Management, LLC | 6/28/2008          | 8/25/2008                      | \$155,000.00         | \$155,000.00       | \$0.00               | \$155,000.00   | \$310,000.00       | 3            | 4              | 1              | Ulster      |
|  | 162      | Houshco, LLC                       | 5/27/2008          | 8/26/2008                      | \$500,000.00         | \$500,000.00       | \$0.00               | \$500,000.00   | \$1,000,000.00     | 10           | 14             | 4              | Delaware    |
|  | 161      | HiFi Realty Corp. (2)              | 4/22/2008          | 8/26/2008                      | \$330,000.00         | \$330,000.00       | \$0.00               | \$73,000.00    | \$403,000.00       | 5            | 0              | 0              | Delaware    |

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|--|----------|--------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 163      | Blue Mountain Bistro                 | 4/22/2008          | 9/17/2008                      | \$375,000.00         | \$379,292.73       | \$0.00               | \$335,000.00   | \$710,000.00       | 10           | 14             | 4              | Ulster      |
|  | 164      | American Plum Tree, Inc.             | 8/27/2008          | 9/18/2008                      | \$350,000.00         | \$363,570.91       | \$0.00               | \$300,000.00   | \$650,000.00       | 1            | 6              | 5              | Delaware    |
|  | 165      | Culwell Development LLC              | 2/26/2008          | 2/11/2009                      | \$220,000.00         | \$220,000.00       | \$0.00               | \$330,000.00   | \$550,000.00       | 10           | 24             | 14             | Ulster      |
|  | 166      | Carrier Enterprises                  | 6/24/2008          | 3/30/2009                      | \$200,000.00         | \$200,000.00       | \$0.00               | \$1,300,000.00 | \$1,500,000.00     | 0            | 30             | 30             | Sullivan    |
|  | 167      | Brian Batista and Sara Louglin       | 2/3/2009           | 5/22/2009                      | \$119,250.00         | \$119,250.00       | \$0.00               | \$244,000.00   | \$363,250.00       | 0            | 0              | 0              | Ulster      |
|  | 168      | RAC Realty, Inc.                     | 3/27/2007          | 6/4/2009                       | \$238,000.00         | \$238,000.00       | \$0.00               | \$387,000.00   | \$625,000.00       | 0            | 10             | 10             | Delaware    |
|  | 169      | G. Haynes Holdings, Inc.             | 5/5/2009           | 6/24/2009                      | \$350,000.00         | \$350,000.00       | \$0.00               | \$380,000.00   | \$730,000.00       | 9            | 12             | 3              | Delaware    |
|  | 170      | North Star Sun Creek Building, LLC   | 5/27/2008          | 7/14/2009                      | \$270,000.00         | \$270,000.00       | \$0.00               | \$405,000.00   | \$675,000.00       | 1            | 2              | 1              | Ulster      |
|  | 171      | Bearsville Associates, LLC           | 7/8/2009           | 9/11/2009                      | \$650,000.00         | \$658,119.33       | \$0.00               | \$650,000.00   | \$1,300,000.00     | 10           | 14             | 4              | Ulster      |
|  | 172      | Cragsmoor Associates, LLC            | 7/7/2009           | 10/7/2009                      | \$250,000.00         | \$250,000.00       | \$86,167.14          | \$355,623.00   | \$605,623.00       | 0            | 5              | 5              | Ulster      |
|  | 175      | Scott Dickman                        | 6/2/2009           | 11/9/2009                      | \$225,000.00         | \$225,000.00       | \$0.00               | \$20,000.00    | \$245,000.00       | 89           | 89             | 0              | Ulster      |
|  | 84       | Crossroads Properties, LLC           | 12/1/2009          | 1/14/2010                      | \$58,028.20          | \$58,028.20        | \$0.00               | \$0.00         | \$58,028.00        | 0            | 0              | 0              | Delaware    |
|  | 176      | 396 Wittenberg Road, LLC             | 9/4/2008           | 4/28/2010                      | \$250,000.00         | \$250,000.00       | \$0.00               | \$373,286.00   | \$623,286.00       | 7            | 15             | 8              | Ulster      |
|  | 177      | WB Delhi LLC                         | 1/7/2010           | 5/7/2010                       | \$1,300,000.00       | \$1,300,000.00     | \$0.00               | \$375,000.00   | \$1,675,000.00     | 0            | 22             | 22             | Delaware    |
|  | 137      | Overlook Mountain Bikes of Woodstock | 3/2/2010           | 5/18/2010                      | \$195,000.00         | \$195,000.00       | \$0.00               | \$0.00         | \$195,000.00       | 8            | 8              | 0              | Ulster      |
|  | 64       | Catskill Mountain Foundation, Inc.   | 1/7/2010           | 5/18/2010                      | \$850,000.00         | \$850,000.00       | \$0.00               | \$2,500,000.00 | \$3,350,000.00     | 0            | 20             | 20             | Greene      |
|  | 18       | Janice Dordick                       | 3/2/2010           | 7/2/2010                       | \$875,000.00         | \$892,201.16       | \$0.00               | \$0.00         | \$875,000.00       | 11           | 22             | 11             | Ulster      |
|  | 178      | Canal Street Cutlery Co. LLC         | 6/1/2010           | 7/12/2010                      | \$265,200.00         | \$267,675.01       | \$0.00               | \$78,800.00    | \$344,000.00       | 11           | 19             | 8              | Ulster      |
|  | 96       | Northeast Fabricators, LLC           | 5/4/2010           | 7/16/2010                      | \$303,421.41         | \$305,612.45       | \$0.00               | \$0.00         | \$303,421.41       | 0            | 0              | 0              | Delaware    |
|  | 179      | 30-35 William Street LLC             | 5/5/2010           | 7/16/2010                      | \$1,000,000.00       | \$1,008,896.30     | \$0.00               | \$0.00         | \$1,000,000.00     | 0            | 0              | 0              | Delaware    |
|  | 124      | Nibble Nook Diner, LLC               | 7/1/2010           | 8/31/2010                      | \$109,733.56         | \$109,733.56       | \$0.00               | \$0.00         | \$109,733.56       | 0            | 0              | 0              | Ulster      |
|  | 116      | Norm and Son Realty, Inc.            | 4/1/2010           | 9/1/2010                       | \$109,799.21         | \$109,799.21       | \$0.00               | \$0.00         | \$109,799.21       | 0            | 0              | 0              | Sullivan    |
|  | 135      | Joseph & Holly Hunter Christovao     | 6/1/2010           | 9/23/2010                      | \$420,000.00         | \$420,000.00       | \$0.00               | \$438,839.00   | \$858,839.00       | 3            | 6              | 3              | Delaware    |
|  | 61       | Masserson Properties, Inc.           | 12/1/2009          | 10/6/2010                      | \$1,190,000.00       | \$1,190,000.00     | \$0.00               | \$616,777.00   | \$1,806,777.00     | 8            | 12             | 4              | Delaware    |

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|--|----------|---------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 54       | Douglas and Christine Brady                 | 6/1/2010           | 10/6/2010                      | \$213,000.00         | \$216,893.32       | \$0.00               | \$137,000.00   | \$350,000.00       | 0            | 0              | 0              | Delaware    |
|  | 182      | Martin and Veronica Morales                 | 6/1/2010           | 12/14/2010                     | \$21,469.14          | \$20,184.92        | \$0.00               | \$10,000.00    | \$30,000.00        | 2            | 2              | 0              | Delaware    |
|  | 186      | West Mountain Properties LLC                | 9/7/2010           | 12/15/2010                     | \$187,000.00         | \$187,000.00       | \$6,846.18           | \$510,000.00   | \$697,000.00       | 6            | 6              | 0              | Delaware    |
|  | 183      | Newgrange Enterprises, Inc.                 | 9/23/2008          | 12/15/2010                     | \$223,652.00         | \$223,652.00       | \$0.00               | \$223,652.00   | \$447,304.00       | 3            | 12             | 9              | Greene      |
|  | 192      | Jenlid LLC                                  | 3/1/2011           | 5/3/2011                       | \$228,000.00         | \$228,000.00       | \$0.00               | \$222,000.00   | \$450,000.00       | 0            | 22             | 22             | Delaware    |
|  | 185      | Liberty Rock Books LLC                      | 5/5/2009           | 5/26/2011                      | \$108,160.00         | \$108,160.00       | \$0.00               | \$347,000.00   | \$455,160.00       | 0            | 7              | 7              | Delaware    |
|  | 181      | Maverick West, LLC                          | 3/2/2010           | 6/8/2011                       | \$380,588.00         | \$385,744.76       | \$0.00               | \$315,000.00   | \$695,588.00       | 6            | 8              | 2              | Ulster      |
|  | 138      | Russel Matson /Julie Hernandez              | 6/7/2011           | 7/7/2011                       | \$36,000.00          | \$36,771.47        | \$0.00               | \$10,000.00    | \$46,000.00        | 3            | 5              | 2              | Delaware    |
|  | 199      | Camp Move It LLC                            | 6/7/2011           | 7/7/2011                       | \$400,000.00         | \$404,815.60       | \$194,809.95         | \$1,050,000.00 | \$1,450,000.00     | 3            | 24             | 21             | Delaware    |
|  | 195      | Lighthouse Hill, LLC                        | 6/7/2011           | 7/7/2011                       | \$150,000.00         | \$150,000.00       | \$0.00               | \$255,000.00   | \$405,000.00       | 0            | 2              | 2              | Greene      |
|  | 191      | Pan American Dance Foundation, Inc.         | 11/2/2010          | 7/19/2011                      | \$700,000.00         | \$700,000.00       | \$0.00               | \$323,850.00   | \$1,023,850.00     | 7            | 44             | 37             | Ulster      |
|  | 193      | Birchwood Lodge, Inc./Yogi Bear's Campgroun | 5/3/2011           | 8/3/2011                       | \$50,000.00          | \$50,000.00        | \$0.00               | \$7,661.21     | \$57,661.21        | 42           | 44             | 2              | Sullivan    |
|  | 16       | Drew/Natasha Shuster                        | 5/3/2011           | 8/3/2011                       | \$45,000.00          | \$45,612.45        | \$0.00               | \$0.00         | \$45,000.00        | 0            | 0              | 0              | Greene      |
|  | 203      | Greener Pastures LLC                        | 6/7/2011           | 8/3/2011                       | \$45,000.00          | \$45,000.00        | \$0.00               | \$5,000.00     | \$50,000.00        | 21           | 21             | 0              | Ulster      |
|  | 202      | Thomas E. Miner Jr. & Donald E. VanEtten    | 6/7/2011           | 8/3/2011                       | \$400,000.00         | \$400,000.00       | \$0.00               | \$439,212.00   | \$839,212.00       | 3            | 3              | 0              | Delaware    |
|  | 173      | Ashokan Foundation, Inc.                    | 9/2/2010           | 9/22/2011                      | \$1,500,000.00       | \$1,500,000.00     | \$1,197,583.87       | \$5,393,750.00 | \$6,893,750.00     | 34           | 34             | 0              | Ulster      |
|  | 210      | Sheldon Hill, LLC                           | 8/2/2011           | 11/29/2011                     | \$225,000.00         | \$225,000.00       | \$0.00               | \$25,000.00    | \$250,000.00       | 2            | 3              | 1              | Ulster      |
|  | 12       | Peak Trading Corporation                    | 8/2/2011           | 11/29/2011                     | \$270,000.00         | \$270,000.00       | \$0.00               | \$30,000.00    | \$300,000.00       | 1            | 1              | 0              | Ulster      |
|  | 194      | Hofmann A-Z, LLC                            | 4/5/2011           | 12/21/2011                     | \$750,000.00         | \$750,000.00       | \$189,200.59         | \$85,000.00    | \$835,000.00       | 6            | 6              | 0              | Delaware    |
|  | 220      | KDR Self Storage Inc.                       | 12/6/2011          | 1/20/2012                      | \$230,000.00         | \$230,000.00       | \$0.00               | \$10,000.00    | \$240,000.00       | 2            | 4              | 2              | Delaware    |
|  | 221      | Elmrock Inn, LLC                            | 1/3/2012           | 2/28/2012                      | \$150,000.00         | \$150,000.00       | \$24,956.39          | \$400,000.00   | \$550,000.00       | 0            | 15             | 15             | Ulster      |
|  | 188      | Catskill Development Foundation, Inc        | 8/23/2005          | 3/8/2012                       | \$137,500.00         | \$137,500.00       | \$0.00               | \$587,500.00   | \$725,000.00       | 0            | 11             | 11             | Delaware    |
|  | 193      | Birchwood Lodge, Inc./Yogi Bear's Campgroun | 1/3/2012           | 3/22/2012                      | \$873,733.00         | \$873,733.00       | \$0.00               | \$91,000.00    | \$964,733.00       | 0            | 0              | 0              | Sullivan    |
|  | 204      | Town of Colchester                          | 7/30/2008          | 6/25/2012                      | \$2,500,000.00       | \$908,991.49       | \$0.00               | \$0.00         | \$908,991.49       | 0            | 0              | 0              | Delaware    |

|  | Client # | Client Name                             | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage       | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|--|----------|-----------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 239      | Spillian, LLC                           | 5/1/2012           | 9/13/2012                      | \$450,000.00         | \$450,000.00       | \$243,571.31         | \$200,000.00   | \$650,000.00       | 0            | 3              | 3              | Delaware    |
|  | 246      | Reed & Stewart Properties LLC           | 5/1/2012           | 10/4/2012                      | \$163,700.00         | \$163,700.00       | \$26,616.29          | \$55,000.00    | \$218,700.00       | 8            | 14             | 6              | Delaware    |
|  | 250      | Lewis Wendell                           | 9/4/2012           | 12/7/2012                      | \$135,000.00         | \$135,000.00       | \$30,823.24          | \$90,000.00    | \$225,000.00       | 0            | 2              | 2              | Delaware    |
|  | 249      | David A. Rikard                         | 9/4/2012           | 12/21/2012                     | \$160,000.00         | \$160,000.00       | \$36,094.73          | \$45,000.00    | \$205,000.00       | 3            | 3              | 0              | Greene      |
|  | 118      | Duchess Farm Equestrian Community, LLC  | 12/4/2012          | 2/20/2013                      | \$450,000.00         | \$450,000.00       | \$0.00               | \$0.00         | \$450,000.00       | 5            | 5              | 0              | Ulster      |
|  | 82       | Windham Ventures II                     | 2/5/2013           | 3/28/2013                      | \$180,000.00         | \$180,000.00       | \$0.00               | \$0.00         | \$180,000.00       | 1            | 1              | 0              | Greene      |
|  | 185      | Liberty Rock Books LLC                  | 12/4/2012          | 4/26/2013                      | \$168,160.25         | \$168,160.25       | \$87,886.68          | \$347,000.00   | \$515,160.00       | 2            | 2              | 0              | Delaware    |
|  | 266      | Thomas J. Phillips and Cheryl Ann Myers | 4/2/2013           | 5/8/2013                       | \$90,000.00          | \$90,000.00        | \$24,660.79          | \$10,000.00    | \$100,000.00       | 2            | 2              | 0              | Delaware    |
|  | 276      | Village of Fleischmanns                 | 4/2/2013           | 5/31/2013                      | \$160,000.00         | \$157,136.80       | \$129,610.45         | \$0.00         | \$160,000.00       | 0            | 0              | 0              | Delaware    |
|  | 147      | Irish Jack Enterprises, LLC             | 2/2/2008           | 6/1/2013                       | \$54,258.33          | \$54,258.33        | \$0.00               | \$0.00         | \$54,258.33        | 0            | 0              | 0              | Ulster      |
|  | 226      | Palace Realty LLC                       | 3/6/2012           | 6/28/2013                      | \$210,000.00         | \$210,000.00       | \$0.00               | \$25,000.00    | \$235,000.00       | 9            | 9              | 0              | Ulster      |
|  | 150      | Cowan Excavating, LLC                   | 5/7/2013           | 7/30/2013                      | \$361,537.21         | \$361,537.21       | \$0.00               | \$80,000.00    | \$441,537.21       | 0            | 0              | 0              | Delaware    |
|  | 139      | Six Franklin Road, LLC                  | 12/4/2012          | 9/26/2013                      | \$90,000.00          | \$90,000.00        | \$0.00               | \$0.00         | \$90,000.00        | 4            | 4              | 0              | Delaware    |
|  | 61       | Masserson Properties, Inc.              | 7/2/2013           | 11/6/2013                      | \$1,500,000.00       | \$1,500,000.00     | \$0.00               | \$1,484,777.00 | \$2,984,777.00     | 0            | 0              | 0              | Delaware    |
|  | 251      | LKC Realty, Inc.                        | 7/2/2013           | 2/5/2014                       | \$550,000.00         | \$550,000.00       | \$135,706.82         | \$59,000.00    | \$609,000.00       | 6            | 8              | 2              | Delaware    |
|  | 257      | Roseberry's Retreat, LLC                | 2/4/2014           | 4/4/2014                       | \$358,200.00         | \$358,200.00       | \$0.00               | \$48,380.00    | \$406,580.00       | 0            | 2              | 2              | Greene      |
|  | 293      | Black Bear Lodge, LLC                   | 4/1/2014           | 5/20/2014                      | \$276,050.96         | \$276,050.96       | \$112,115.57         | \$33,934.00    | \$309,984.96       | 0            | 2              | 2              | Greene      |
|  | 294      | Mauer's Mountain Farm LLC               | 5/6/2014           | 8/14/2014                      | \$350,000.00         | \$350,000.00       | \$0.00               | \$407,000.00   | \$757,000.00       | 1            | 3              | 2              | Delaware    |
|  | 295      | Shawangunk Country Club, Inc.           | 5/6/2014           | 8/14/2014                      | \$260,000.00         | \$260,000.00       | \$0.00               | \$67,000.00    | \$327,000.00       | 5            | 7              | 2              | Ulster      |
|  | 299      | Central Catskills Chamber of Commerce   | 8/6/2013           | 11/3/2014                      | \$49,500.00          | \$49,500.00        | \$0.00               | \$50,000.00    | \$99,500.00        | 1            | 1              | 0              | Delaware    |
|  | 292      | CATS                                    | 5/6/2014           | 11/12/2014                     | \$135,000.00         | \$135,000.00       | \$0.00               | \$135,000.00   | \$270,000.00       | 1            | 1              | 0              | Watershed W |
|  | 298      | Union Grove Distillery LLC              | 10/7/2014          | 1/14/2015                      | \$280,000.00         | \$280,000.00       | \$0.00               | \$50,000.00    | \$330,000.00       | 0            | 4              | 4              | Delaware    |
|  | 300      | John N. Hoeko and Rita C. Adami         | 8/5/2014           | 1/22/2015                      | \$61,751.00          | \$61,751.00        | \$0.00               | \$43,000.00    | \$104,751.00       | 0            | 3              | 3              | Delaware    |
|  | 104      | Town of Andes                           | 3/3/2015           | 7/23/2015                      | \$192,578.00         | \$192,578.00       | \$0.00               | \$0.00         | \$192,578.00       | 0            | 0              | 0              | Delaware    |

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|--|----------|----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|-----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 302      | Foxfire Mountain House, LLC                  | 3/3/2015           | 8/6/2015                       | \$255,000.00         | \$255,000.00       | \$0.00               | \$609,376.00    | \$864,376.00       | 1            | 6              | 4              | Ulster      |
|  | 142      | Walton Big M Plaza, LLC (2)                  | 6/2/2015           | 9/4/2015                       | \$500,000.00         | \$500,000.00       | \$0.00               | \$0.00          | \$500,000.00       | 0            | 0              | 0              | Delaware    |
|  | 326      | Kirkside Retirment Home                      | 6/2/2015           | 10/7/2015                      | \$112,500.00         | \$112,500.00       | \$0.00               | \$37,500.00     | \$150,000.00       | 0            | 0              | 0              | Delaware    |
|  | 87       | Catskill Revitalization Corporation, Inc.    | 3/3/2015           | 10/30/2015                     | \$109,959.40         | \$109,959.40       | \$0.00               | \$0.00          | \$109,959.40       | 0            | 0              | 0              | Delaware    |
|  | 247      | MTC Cable                                    | 9/1/2015           | 11/13/2015                     | \$1,100,000.00       | \$1,100,000.00     | \$0.00               | \$7,800,287.00  | \$8,900,287.00     | 23           | 24             | 1              | Watershed W |
|  | 321      | WRKC Realty, LLC                             | 3/3/2015           | 12/22/2015                     | \$750,000.00         | \$750,000.00       | \$463,987.62         | \$95,000.00     | \$845,000.00       | 4            | 4              | 0              | Ulster      |
|  | 336      | KMG Center Street LLC                        | 3/1/2016           | 4/27/2016                      | \$80,000.00          | \$80,000.00        | \$0.00               | \$0.00          | \$80,000.00        | 5            | 4              | 9              | Ulster      |
|  | 332      | Ploennigs Holdings LLC                       | 12/1/2015          | 5/17/2016                      | \$261,000.00         | \$261,000.00       | \$0.00               | \$45,000.00     | \$306,000.00       | 8            | 10             | 2              | Ulster      |
|  | 333      | Chappie's Properties LLC                     | 3/1/2016           | 7/6/2016                       | \$197,100.00         | \$201,939.54       | \$122,270.17         | \$21,900.00     | \$219,000.00       | 4            | 35             | 21             | Delaware    |
|  | 331      | NYS Department of Environmental Conservatio  | 2/3/2015           | 8/1/2016                       | \$50,000.00          | \$50,000.00        | \$0.00               | \$50,000.00     | \$100,000.00       | 0            | 0              | 0              | Watershed W |
|  | 334      | Sedgwick House Properties, Inc.              | 6/7/2016           | 8/4/2016                       | \$340,000.00         | \$340,000.00       | \$0.00               | \$65,000.00     | \$405,000.00       | 2            | 4              | 2              | Greene      |
|  | 342      | NYS Catskill Park Line Item Reimbursable Gra | 8/4/2015           | 9/1/2016                       | \$500,000.00         | \$500,000.00       | \$0.00               | \$0.00          | \$500,000.00       | 0            | 0              | 0              | Watershed W |
|  | 276      | Village of Fleischmanns                      | 8/2/2016           | 9/22/2016                      | \$500,000.00         | \$500,000.00       | \$0.00               | \$0.00          | \$500,000.00       | 0            | 0              | 0              | Delaware    |
|  | 247      | MTC Cable                                    | 4/5/2016           | 9/22/2016                      | \$4,322,123.00       | \$4,322,123.00     | \$2,602,359.69       | \$19,466,681.00 | \$23,788,804.00    | 0            | 5              | 5              | Watershed W |
|  | 103      | Brussel Sprouts, LLC                         | 7/6/2016           | 9/27/2016                      | \$100,000.00         | \$100,000.00       | \$0.00               | \$14,100.00     | \$114,100.00       | 0            | 0              | 0              | Delaware    |
|  | 337      | Roxbury General LLC                          | 7/5/2016           | 10/27/2016                     | \$128,000.00         | \$128,000.00       | \$0.00               | \$14,250.00     | \$142,250.00       | 2            | 0              | 0              | Delaware    |
|  | 338      | Arts on Site Residency and Retreat, LLC      | 7/5/2016           | 11/16/2016                     | \$250,000.00         | \$250,000.00       | \$186,327.72         | \$175,000.00    | \$425,000.00       | 0            | 2              | 2              | Ulster      |
|  | 325      | The Mark Project                             | 11/1/2016          | 12/20/2016                     | \$349,588.00         | \$349,588.00       | \$0.00               | \$349,588.00    | \$349,588.00       | 1            | 0              | 0              | Delaware    |
|  | 41       | Creative Environments LLC d/b/a Full Moon    | 6/7/2016           | 3/8/2017                       | \$300,000.00         | \$300,000.00       | \$224,465.79         | \$0.00          | \$300,000.00       | 125          | 125            | 0              | Ulster      |
|  | 41       | Creative Environments LLC d/b/a Full Moon    | 6/7/2016           | 3/8/2017                       | \$1,200,000.00       | \$1,200,000.00     | \$1,028,706.64       | \$0.00          | \$275,000.00       | 125          | 125            | 0              | Ulster      |
|  | 344      | Catskill Seasons LTD                         | 3/7/2017           | 4/25/2017                      | \$60,000.00          | \$60,000.00        | \$0.00               | \$20,000.00     | \$80,000.00        | 0            | 3              | 3              | Delaware    |
|  | 341      | Chef Deanna, Inc.                            | 4/4/2017           | 5/8/2017                       | \$125,000.00         | \$125,000.00       | \$71,409.15          | \$155,000.00    | \$280,000.00       | 6            | 30             | 24             | Delaware    |
|  | 348      | High Falls Business Park LLC                 | 6/6/2017           | 8/3/2017                       | \$555,000.00         | \$555,000.00       | \$362,393.82         | \$65,000.00     | \$620,000.00       | 0            | 1              | 1              | Ulster      |
|  | 346      | Nordic House Owner LLC                       | 6/6/2017           | 9/6/2017                       | \$369,375.00         | \$369,375.00       | \$0.00               | \$680,625.00    | \$1,050,000.00     | 0            | 3              | 3              | Greene      |

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|--|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 352      | Town of Bovina                            | 7/5/2017           | 9/28/2017                      | \$75,000.00          | \$75,000.00        | \$0.00               | \$25,225.00    | \$100,225.00       | 1            | 1              | 0              | Delaware    |
|  | 347      | Westwind Estates, LLC                     | 5/2/2017           | 10/11/2017                     | \$550,000.00         | \$495,000.00       | \$367,957.55         | \$150,000.00   | \$700,000.00       | 6            | 13             | 7              | Ulster      |
|  | 104      | Town of Andes                             | 8/1/2017           | 10/19/2017                     | \$65,483.83          | \$65,483.83        | \$0.00               | \$0.00         | \$65,484.00        | 0            | 0              | 0              | Delaware    |
|  | 16       | Drew/Natasha Shuster                      | 8/1/2017           | 10/24/2017                     | \$188,473.00         | \$188,473.00       | \$112,500.36         | \$0.00         | \$188,473.00       | 8            | 8              | 0              | Greene      |
|  | 49       | Town of Olive                             | 10/3/2017          | 11/21/2017                     | \$52,380.00          | \$52,380.00        | \$0.00               | \$0.00         | \$52,380.83        |              | 0              | 0              | Ulster      |
|  | 153      | BP Visions, Inc.                          | 11/7/2017          | 3/22/2018                      | \$63,925.00          | \$63,925.00        | \$0.00               | \$0.00         | \$63,925.00        | 0            | 0              | 0              | Delaware    |
|  | 275      | Fruition Chocolate, Inc.                  | 3/6/2018           | 4/17/2018                      | \$260,000.00         | \$260,000.00       | \$37,143.84          | \$140,000.00   | \$400,000.00       | 6            | 9              | 3              | Ulster      |
|  | 145      | Joseph A. Dabritz                         | 4/12/2018          | 5/18/2018                      | \$132,559.06         | \$132,559.06       | \$0.00               | \$0.00         | \$132,559.06       |              |                |                | Delaware    |
|  | 343      | Catskill Watershed Corporation            | 9/4/2018           | 9/4/2018                       | \$15,700,964.40      | \$14,835,257.36    | \$1,002,707.38       | \$5,000,000.00 | \$19,155,300.00    | 0            | 42             | 42             | Delaware    |
|  | 119      | Groff and Hoyt Enterprises, Inc.          | 7/9/2018           | 9/6/2018                       | \$100,000.00         | \$100,000.00       | \$34,590.69          | \$0.00         | \$100,000.00       | 0            | 0              | 0              | Delaware    |
|  | 87       | Catskill Revitalization Corporation, Inc. | 6/5/2018           | 11/29/2018                     | \$500,000.00         | \$500,000.00       | \$321,858.32         | \$170,500.00   | \$670,500.00       | 8            | 15             | 7              | Delaware    |
|  | 325      | The Mark Project                          | 2/5/2019           | 3/21/2019                      | \$496,693.00         | \$151,200.00       | \$0.00               | \$496,693.00   | \$496,693.00       | 1            | 0              | 0              | Delaware    |
|  | 222      | West Branch Holdings LLC                  | 6/5/2018           | 6/13/2019                      | \$237,000.00         | \$237,000.00       | \$163,577.00         | \$50,000.00    | \$250,000.00       | 4            | 7              | 3              | Delaware    |
|  | 387      | Starlite Motel LLC                        | 4/2/2019           | 7/18/2019                      | \$800,000.00         | \$812,905.23       | \$721,936.37         | \$90,000.00    | \$740,000.00       | 0            | 2              | 2              | Ulster      |
|  | 112      | The Caelan Allen Corp.                    | 9/24/2019          | 9/26/2019                      | \$100,000.00         | \$100,000.00       | \$0.00               | \$0.00         | \$100,000.00       | 2            | 2              | 0              | Delaware    |
|  | 390      | Hubbell, Inc.                             | 7/2/2019           | 10/24/2019                     | \$290,327.06         | \$290,327.06       | \$0.00               | \$0.00         | \$290,327.06       | 10           | 11             | 1              | Delaware    |
|  | 389      | Stony Clove Ventures LLC                  | 5/7/2019           | 11/4/2019                      | \$185,590.00         | \$167,031.00       | \$0.00               | \$80,000.00    | \$265,590.00       | 0            | 2              | 2              | Greene      |
|  | 402      | Zandhoek Property LLC                     | 9/3/2019           | 12/12/2019                     | \$620,000.00         | \$620,000.00       | \$441,070.71         | \$90,000.00    | \$710,000.00       | 9            | 18             | 8              | Ulster      |
|  | 406      | J K & Sons Fuel Oil, Inc.                 | 9/3/2019           | 12/12/2019                     | \$280,000.00         | \$280,000.00       | \$0.00               | \$50,000.00    | \$330,000.00       | 10           | 2              | 2              | Delaware    |
|  | 61       | Masserson Properties, Inc.                | 6/6/2017           | 3/3/2020                       | \$1,200,000.00       | \$1,200,000.00     | \$0.00               | \$0.00         | \$1,200,000.00     | 0            | 0              | 0              | Delaware    |
|  | 410      | High Falls Pizza LLC                      | 12/3/2019          | 3/27/2020                      | \$405,660.00         | \$405,660.00       | \$303,489.80         | \$710,000.00   | \$12,600,000.00    | 0            | 15             | 15             | Ulster      |
|  | 411      | Nada Land Co., Inc.                       | 12/3/2019          | 3/27/2020                      | \$750,000.00         | \$750,000.00       | \$0.00               | \$500,000.00   | \$1,125,000.00     | 20           |                |                | Greene      |
|  | 413      | Danielle & David LLC                      | 12/3/2019          | 4/14/2020                      | \$200,000.00         | \$200,000.00       | \$0.00               | \$30,000.00    | \$230,000.00       |              |                |                | Ulster      |
|  | 407      | Argos Property Management, LLC            | 11/5/2019          | 5/15/2020                      | \$329,209.00         | \$329,209.00       | \$237,371.41         | \$67,000.00    | \$329,209.00       | 4            | 0              | 0              | Ulster      |



|  | Client # | Client Name                              | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage       | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|--|----------|------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 412      | Tito Bandito's                           | 12/3/2019          | 5/29/2020                      | \$90,000.00          | \$90,000.00        | \$67,866.72          | \$75,000.00    | \$165,000.00       | 3            | 4              | 7              | Ulster      |
|  | 418      | Maeve's Pretty Face LLC                  | 2/4/2020           | 6/26/2020                      | \$100,000.00         | \$100,000.00       | \$0.00               | \$22,000.00    | \$122,000.00       |              | 6              | 6              | Ulster      |
|  | 202      | Thomas E. Miner Jr. & Donald E. VanEtten | 3/3/2020           | 7/24/2020                      | \$178,000.00         | \$178,000.00       | \$0.00               | \$0.00         | \$178,000.00       | 0            | 0              | 0              | Delaware    |
|  | 21       | Windham Ventures, Inc.                   | 6/2/2020           | 4/13/2021                      | \$67,500.00          | \$67,500.00        | \$52,279.38          | \$10,000.00    | \$77,500.00        | 2            | 1              | 1              | Greene      |
|  | 429      | Tagsar Real Estate Holding LLC           | 6/1/2021           | 7/14/2021                      | \$225,000.00         | \$225,000.00       | \$168,312.45         | \$25,000.00    | \$250,000.00       | 3            | 5              | 2              | Delaware    |
|  | 428      | Maple Shade Farm NY Inc.                 | 2/2/2021           | 8/31/2021                      | \$710,478.00         | \$710,478.00       | \$641,276.80         | \$0.00         | \$710,478.00       | 2            | 2              | 0              | Delaware    |
|  | 247      | MTC Cable                                | 6/1/2021           | 8/31/2021                      | \$950,000.00         | \$950,000.00       | \$819,867.59         | \$430,000.00   | \$13,800,000.00    | 30           | 30             | 0              | Watershed W |
|  | 432      | Maneates Enterprises LLC                 | 9/7/2021           | 2/17/2022                      | \$385,000.00         | \$385,000.00       | \$0.00               | \$519,850.00   | \$904,850.00       | 0            | 15             | 15             | Delaware    |
|  | 220      | KDR Self Strorage Inc.                   | 8/3/2021           | 3/10/2022                      | \$548,898.73         | \$548,898.73       | \$490,167.11         | \$89,000.00    | \$644,555.00       |              |                |                | Delaware    |
|  | 333      | Chappie's Properties LLC                 | 9/7/2021           | 3/10/2022                      | \$280,000.00         | \$287,523.68       | \$260,675.60         | \$214,430.00   | \$494,430.00       |              |                |                | Delaware    |
|  | 337      | Roxbury General LLC                      | 10/5/2021          | 3/31/2022                      | \$138,521.00         | \$138,521.00       | \$0.00               | \$14,250.00    | \$142,250.00       | 2            | 0              |                | Delaware    |
|  | 389      | Stony Clove Ventures LLC                 | 3/1/2022           | 6/2/2022                       | \$385,500.00         | \$365,508.63       | \$0.00               | \$98,004.00    | \$483,504.00       | 2            | 2              | 0              | Greene      |
|  | 418      | Maeve's Pretty Face LLC                  | 3/1/2022           | 6/2/2022                       | \$184,772.58         | \$184,772.58       | \$158,865.32         | \$20,000.00    | \$204,772.58       | 6            | 6              | 0              | Ulster      |
|  | 298      | Union Grove Distillery LLC               | 1/4/2022           | 6/2/2022                       | \$450,000.00         | \$450,000.00       | \$401,771.59         | \$50,000.00    | \$500,000.00       | 2            | 2              | 0              | Delaware    |
|  | 436      | Mama's Boy Burgers, LLC                  | 6/7/2022           | 7/14/2022                      | \$240,000.00         | \$240,000.00       | \$215,015.89         | \$65,000.00    | \$408,500.00       | 12           | 0              | 0              | Greene      |
|  | 438      | Sherbois Properties LLC                  | 7/5/2022           | 8/15/2022                      | \$450,000.00         | \$450,000.00       | \$404,533.12         | \$50,000.00    | \$500,000.00       | 6            | 9              | 9              | Delaware    |
|  | 145      | Joseph A. Dabritz                        | 3/1/2022           | 10/18/2022                     | \$70,000.00          | \$50,000.00        | \$766.20             | \$0.00         | \$70,000.00        |              |                |                | Delaware    |
|  | 440      | Ladew Corners, LLC                       | 8/2/2022           | 2/17/2023                      | \$600,000.00         | \$600,000.00       | \$567,073.40         | \$1,904,000.00 | \$2,604,000.00     | 0            | 7              | 7              | Ulster      |
|  | 103      | Brussel Sprouts, LLC                     | 11/1/2022          | 3/9/2023                       | \$300,000.00         | \$300,000.00       | \$276,337.83         | \$18,000.00    | \$318,000.00       | 9            | 13             | 4              | Delaware    |
|  | 435      | Glenn's General Repair LLC               | 6/7/2022           | 3/30/2023                      | \$370,000.00         | \$370,000.00       | \$321,344.59         | \$138,608.00   | \$530,608.00       | 3            | 4              | 1              | Greene      |
|  | 444      | South Street Corner LLC                  | 11/1/2022          | 3/30/2023                      | \$750,000.00         | \$750,000.00       | \$690,844.63         | \$153,000.00   | \$903,000.00       | 40           | 44             | 4              | Greene      |
|  | 325      | The Mark Project                         | 4/7/2022           | 3/30/2023                      | \$424,000.00         | \$100,000.00       | \$100,000.00         | \$424,000.00   | \$424,000.00       | 1            | 0              | 0              | Delaware    |
|  | 445      | Dark Sky Hospitality LLC                 | 11/1/2022          | 4/19/2023                      | \$500,000.00         | \$500,000.00       | \$481,386.75         | \$1,000,000.00 | \$1,500,000.00     | 5            | 7              | 2              | Ulster      |
|  | 432      | Maneates Enterprises LLC                 | 2/7/2023           | 5/1/2023                       | \$531,337.00         | \$531,337.00       | \$531,231.22         | \$519,850.00   | \$1,051,187.00     |              | 15             | 15             | Delaware    |

|  | Client # | Client Name                               | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage       | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|--|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 336      | KMG Center Street LLC                     | 2/7/2023           | 5/11/2023                      | \$160,000.00         | \$160,000.00       | \$143,297.14         | \$36,000.00    | \$196,000.00       | 7            | 8              | 1              | Ulster      |
|  | 447      | 43270NY28, LLC                            | 1/3/2023           | 5/25/2023                      | \$450,000.00         | \$450,000.00       | \$425,966.63         | \$90,000.00    | \$540,000.00       | 0            | 5              | 5              | Delaware    |
|  | 408      | McKenley Hollow LLC                       | 1/7/2020           | 5/26/2023                      | \$883,000.00         | \$833,000.00       | \$800,505.68         | \$530,000.00   | \$3,356,000.00     | 0            | 5              | 5              | Ulster      |
|  | 439      | BMTA LLC                                  | 7/5/2022           | 6/15/2023                      | \$50,000.00          | \$50,000.00        | \$30,468.49          | \$52,150.00    | \$102,150.00       | 0            | 3              | 3              | Greene      |
|  | 406      | J K & Sons Fuel Oil, Inc.                 | 4/4/2023           | 6/15/2023                      | \$150,000.00         | \$150,000.00       | \$135,109.98         | \$110,064.00   | \$260,064.00       | 0            | 0              | 0              | Delaware    |
|  | 450      | Liberty Thrive LLC                        | 8/1/2023           | 11/3/2023                      | \$352,000.00         | \$352,000.00       | \$334,415.43         | \$91,500.00    | \$443,500.00       | 5            | 5              | 0              | Sullivan    |
|  | 451      | Jay Gould Memorial Reformed Church        | 8/1/2023           | 12/7/2023                      | \$262,495.00         | \$150,296.90       | \$0.00               | \$262,495.00   | \$524,990.00       | 1            | 1              | 0              | Delaware    |
|  | 64       | Catskill Mountain Foundation, Inc.        | 10/3/2023          | 12/28/2023                     | \$862,862.00         | \$862,862.00       | \$862,862.00         | \$862,862.00   | \$1,750,000.00     |              |                |                | Greene      |
|  | 437      | Accord LLC                                | 6/2/2022           | 1/26/2024                      | \$1,500,000.00       | \$1,350,000.00     | \$1,334,986.44       | \$6,000,000.00 | \$7,500,000.00     | 0            | 25             | 25             | Ulster      |
|  | 389      | Stony Clove Ventures LLC                  | 1/2/2024           | 2/7/2024                       | \$635,500.00         | \$602,385.86       | \$598,828.13         | \$98,000.00    | \$733,500.00       | 1            | 1              | 0              | Greene      |
|  | 455      | 5399 Windham Holdings LLC                 | 12/5/2023          | 4/16/2024                      | \$550,000.00         | \$550,000.00       | \$545,749.09         | \$118,000.00   | \$668,000.00       | 0            | 1              | 1              | Greene      |
|  | 400      | 784 Main Margaretville LLC                | 11/7/2023          | 4/17/2024                      | \$279,000.00         | \$279,000.00       | \$268,771.36         | \$39,640.00    | \$318,640.00       | 5            | 5              | 0              | Delaware    |
|  | 461      | LE Developers LLC                         | 5/7/2024           | 6/21/2024                      | \$937,880.00         | \$843,466.40       | \$824,101.82         | \$761,970.00   | \$1,699,850.00     | 3            | 1              | 1              | Sullivan    |
|  | 449      | Auction Facility One, LLC                 | 1/31/2023          | 6/21/2024                      | \$1,500,000.00       | \$1,500,000.00     | \$1,446,043.54       | \$1,869,500.00 | \$3,369,500.00     | 35           | 43             | 8              | Delaware    |
|  | 463      | Andes Studios LLC                         | 7/2/2024           | 8/19/2024                      | \$570,000.00         | \$570,000.00       | \$562,923.20         | \$224,000.00   | \$794,000.00       | 0            | 2              | 2              | Delaware    |
|  | 465      | The Catskill Forest Association           | 7/2/2024           | 9/3/2024                       | \$337,210.00         | \$337,210.00       | \$327,876.89         | \$45,162.00    | \$382,372.00       | 5            | 5              | 0              | Delaware    |
|  | 170      | North Star Sun Creek Building, LLC        | 9/3/2024           | 10/31/2024                     | \$250,000.00         | \$250,000.00       | \$233,289.05         | \$466,600.00   | \$716,000.00       |              |                |                | Ulster      |
|  | 464      | 44 Green, LLC.                            | 7/2/2024           | 10/31/2024                     | \$1,035,000.00       | \$1,035,000.00     | \$1,011,950.09       | \$315,000.00   | \$1,350,000.00     | 15           | 17             | 2              | Ulster      |
|  | 48       | Village of Walton                         | 12/3/2024          | 1/22/2025                      | \$600,000.00         | \$600,000.00       | \$600,000.00         | \$1,000,000.00 | \$1,600,000.00     |              |                |                | Delaware    |
|  | 466      | 1084 Main Street Associates, LLC          | 10/1/2024          | 2/13/2025                      | \$500,000.00         | \$360,482.60       | \$360,482.60         | \$325,245.00   | \$825,245.00       | 0            | 4              | 4              | Delaware    |
|  | 468      | The Inn Between, LLC                      | 12/3/2024          | 2/13/2025                      | \$350,000.00         | \$350,000.00       | \$345,583.37         | \$60,000.00    | \$410,000.00       | 0            | 5              | 5              | Delaware    |
|  | 41       | Creative Environments LLC d/b/a Full Moon | 12/3/2024          | 2/21/2025                      | \$190,000.00         | \$190,000.00       | \$186,308.88         | \$560,000.00   | \$750,000.00       |              |                |                | Ulster      |
|  | 467      | David Atkin                               | 11/5/2024          | 2/27/2025                      | \$200,000.00         | \$200,000.00       | \$195,463.42         | \$22,500.00    | \$222,500.00       | 1            | 0              | 0              | Delaware    |
|  | 471      | Rock Paper Plate, LLC                     | 4/1/2025           | 8/1/2025                       | \$600,000.00         | \$142,582.95       | \$142,582.95         | \$885,000.00   | \$1,485,000.00     | 0            | 4              | 4              | Sullivan    |

| Client # | Client Name              | Loan Approval Date | Date of Actual Loan Settlement | Approved Loan Amount | Actual Loan Amount | Current Loan Balance | Leverage         | Total Project Cost | Current Jobs | Projected Jobs | Increased Jobs | County Name |
|----------|--------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|------------------|--------------------|--------------|----------------|----------------|-------------|
| 325      | The Mark Project         | 4/5/2022           | 8/14/2025                      | \$1,500,000.00       | \$505,000.00       | \$505,000.00         | \$13,327,680.00  | \$13,327,680.00    | 1            | 0              | 0              | Delaware    |
| 473      | Catskill Packing Co. LLC | 5/6/2025           | 8/14/2025                      | \$255,000.00         | \$255,000.00       | \$255,000.00         | \$511,700.00     | \$766,700.00       | 2            | 2              | 2              | Delaware    |
|          |                          |                    |                                | \$139,106,762.13     | \$117,632,740.30   | \$31,740,964.60      | \$168,579,084.96 | \$329,685,292.77   | 4161         | 5661           | 1593           |             |

**BOARD & COMMITTEE SCHEDULE**  
**October 7, 2025**

| <u><b>COMMITTEE</b></u>           | <u><b>CHAIRPERSON</b></u> | <u><b>DATE</b></u>          | <u><b>TIME</b></u>                                              | <u><b>NOTE</b></u> |
|-----------------------------------|---------------------------|-----------------------------|-----------------------------------------------------------------|--------------------|
| <b>STORMWATER/<br/>WASTEWATER</b> | James Sofranko            | <b>Tuesday<br/>10-07-25</b> | <b>9:00 AM</b>                                                  |                    |
| <b>SEPTIC</b>                     | Arthur Merrill            | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>STORMWATER/<br/>WASTEWATER</b> |                    |
| <b>POLICY</b>                     | Innes Kasanof             | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>SEPTIC</b>                     |                    |
| <b>FINANCE/FISCAL<br/>AUDIT</b>   | Arthur Merrill            | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>POLICY</b>                     |                    |
| <b>GOVERNANCE</b>                 | TBD                       | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>FINANCE</b>                    |                    |
| <b>LAND</b>                       | Christopher Mathews       | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>GOVERNANCE</b>                 |                    |
| <b>ECO. DEVL.</b>                 | Rich Parete               | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>LAND</b>                       |                    |
| <b>PUBLIC<br/>EDUCATION</b>       | Tina Molé                 | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>ECO. DEVL.</b>                 |                    |
| <b>BOARD</b>                      | Tina Molé                 | <b>Tuesday<br/>10-07-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>PUBLIC<br/>EDUCATION</b>       |                    |
| <b>SPORTING<br/>ADVISORY</b>      | Steven Roff               | <b>TBD</b>                  | <b>TBD</b>                                                      |                    |

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

Attendees: James Sofranko (Director), Tina Mole (Director), Joseph Cetta (Director), John Kosier (Director), Chris Mathews (Director), Jeff Senterman (Director), Allen Hinkley (Director), John Schwartz (DEP).

Others: John Mathiesen (CWC), Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Lindsay Ballard (CWC), Donald Brown (CWC), Jim Martin (CWC), Eric Lane (CWC), Jessica Fiedler (CWC), Lynn Kavanagh (CWC), Gemma Young (CWC), Joe Bacci (CWC), Barb Puglisi (CWC), Samantha Costa (CWC), Zach Baldwin-Way (CWC), Audrey Astrom (CWC Intern), Caitlynn Gatson (CWC Intern), Arthur Merrill (Director), Innes Kasanof (Director), Rich Parete (Director), Alicia Terry (Director), Thomas Hoyt (Director), George Haynes (Director), Aaron Bennett (DEP), Nick Sadler (DEP), Asher Josephson (DEP Intern), Gerson Tavaréz (DEP), Michael MaLoney (DOH), Via Zoom; Nick Carbone (Delaware County Watershed Affairs), Dymitry Ostapyshyn (DOS), Matt Gianetta (DEP), Tom Stalter (DEP), Mike Myers (DEP).

The meeting was called to order by James Sofranko at 9:02 AM.

- I. Review minutes from July 1, 2025 meeting. Minutes approved as written by a motion from Jeff Senterman and the motion was seconded by Allen Hinkley. Motion carried.

## **1. Community Wastewater Management Program**

### **General Project Updates:**

#### **CWMP III**

**New Kingston** –All work within the scope of the project is now completed. The standard 1 and 2 year inspections will be done over the next couple of years.

**Halcottsville**-A new Jetter was delivered in June, however, upon receiving the Jetter it was found to be missing several components and the manufacturer has acknowledge this and will be providing a fully equipped new Jetter within 90 days.

A meeting with the Town of Middletown Highway Superintendent, CWC, Lamont, Hubbell's and Cobleskill Stone and Paving took place on June 10<sup>th</sup> to determine the extent of work needed to correct the settlement and paving issues of the Town Road as well as possible storm water mitigation to be done. Lamont has proposed to not do the stormwater retrofit since this is an extremely difficult and costly project to complete to get all the stormwater to drain properly. They will start communicating with the contractor to get all settlement and paving done shortly.

**Shokan**- On August 10, 2020, the NYCDEP approved the Block Grant for the Shokan project for a total not to exceed \$48,715,000.00. This will provide funding of a wastewater project for the hamlet of Shokan and making modifications to the existing Boiceville WWTP.

It has been determined that the costs for this project will be closer to \$75 million. The remaining funds that are needed for the project are being put into place by the City and the balance of funds needed will come out of CWC's CFF Program with that amount being used to be reimbursed to CFF once completed.

There are approximately a total of 525 lateral connections being projected for the hamlet of Shokan.

The current estimated flow for Shokan is 166,000 gpd.

There will be a total of 8 contracts, the last contract will be for approximately 41 water meters to be installed.

Per Lamont, they have submitted all 95% drawings to the DEP and all responses to the DEP comments have been done.

There will be 35 grinder pump stations proposed for the district and 8 collection system pump stations.

Lamont has finalized the SPDES permit application revisions and submitted to the NYSDEC on 9/5/24. All stormwater permits and SWPPP has been submitted to the DEC, DEP, and the ACOE. NYSDEC has received and has notified Lamont the SPDES technical review has been completed and still waiting for the final comments from the Bureau of Ecosystem Health. Per Jason at the meeting the SWPPP should be completed by the DEC and out for public comment next week.

As of 05/06/25, there is 1 outstanding easement remaining and this is currently going through eminent domain process. Per Jason at the meeting this now has been resolved and there are no outstanding easements.

As of 7/15/25 there are 231 signed lateral access agreements with 244 outstanding.

Bidding was anticipated to be done in June 2025. There has been some unexpected delays that has pushed the bidding of the project back. There will be several pre-bid meetings held since there will be 8 separate contracts. Bidding will take between 7-8 weeks to complete.

## **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.

| <b>COST BREAKOUT</b>      |                       |
|---------------------------|-----------------------|
| Design:                   | \$59,907.11           |
| Construction:             | \$1,725,945           |
| <b>Total:</b>             | <b>\$1,785,852.11</b> |
| 15% Contingency:          | \$267,877.82          |
| <b>TOTAL:</b>             | <b>\$2,053,729.93</b> |
| <b>50% Election</b>       | <b>\$1,026,864.96</b> |
| <b>PROGRAM ALLOCATION</b> |                       |
| 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**

*A motion was made by Joe Cetta to approve the request for funding and forward the funding request onto the CWC Board of Director's September meeting. The motion was seconded by Jeff Senterman. Motion carried*

**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.

| <b>COST BREAKOUT</b>      |                      |
|---------------------------|----------------------|
| Design:                   | \$ 19,708.12         |
| Construction:             | \$ 221,499.82        |
| Total:                    | \$241,207.94         |
| 15% Contingency:          | \$ 36,181.19         |
| <b>TOTAL:</b>             | <b>\$ 277,389.13</b> |
| <b>50% Election</b>       | <b>\$ 138,694.57</b> |
| <b>PROGRAM ALLOCATION</b> |                      |
| 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**

*A motion was made by Jim Sofranko to approve the request for funding and forward the funding request onto the CWC Board of Director's September meeting. The motion was seconded by Tina Mole. Motion carried.*

### **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**

*A motion was made by Jeff Senterman to approve the request for funding and forward the funding request onto the CWC Board of Director's September meeting. The motion was seconded by Allen Hinkley. Motion carried.*

**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**

*A motion was made by Jim Sofranko to approve the request for funding and forward the funding request onto the CWC Board of Director's September meeting. The motion was seconded by John Kosier. Motion carried.*

**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**

*A motion was made by Chris Mathews to approve the request for funding and forward the funding request onto the CWC Board of Director's September meeting. The motion was seconded by Jeff Senterman. Motion carried.*

### **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.

*Joe Bacci presented the three lowest bids demolition proposals received by the CWC, with the lowest at \$159,400.00 by Dan's Hauling & Demo, Inc. A motion was made by Jim Sofranko to approve the bid amount and forward the contract awarding onto the CWC Board of Director's September meeting. The motion was seconded by Jeff Senterman. Motion carried.*

**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.

*Joe Bacci presented the three lowest bids demolition proposals received by the CWC, with the lowest at \$85,400.00 by Dan's Hauling & Demo, Inc. A motion was made by Allen Hinkley to approve the bid amount and forward the contract awarding onto the CWC Board of Director's September meeting. The motion was seconded by John Kosier. Motion carried.*

### **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.

*Jason Merwin and Joe Bacci explained that no complete bid packages were received for any of the four projects, and that the project as it currently stands with DHSES funding is now defunct. It was explained that each of the respective property owners may proceed with their own elevation projects per the normal CWC 75% construction cost share grants, if they wish to.*

## **5. Other:**

II. Next meeting scheduled for Tuesday, September 2, 2025

III. Adjournment 9:28 AM

**Catskill Watershed Corporation  
Septic Committee Meeting  
August 5, 2025  
Draft Minutes**

**Attendance:**

Committee Members: Arthur Merrill (Director), Tina Molé (Director), Richard Parete (Director), Alicia Terry (Director), George Haynes, Jr. (Director), Allen Hinkley (Director), Thomas Hoyt (Director), Jason Merwin (CWC), John Schwartz (NYCDEP)

Others: Zach Baldwin-Way (CWC Intern), Lindsay Ballard (CWC), Aaron Bennett (NYCDEP), Donald Brown (CWC), Nick Carbone (Delaware County Watershed Affairs by Zoom), Joseph Cetta (Director), Samantha Costa (CWC), Timothy Cox (CWC), Kyle Faraci (CWC), Jessica Fiedler (CWC), Caitlynn Gatson (CWC Intern), Matthew Gianetta (NYCDEP by Zoom), Mitchell Hull (CWC), John Jacobson (CWC), Asher Josephson (NYCDEP Intern), Innes Kasanof (Director), Lynn Kavanagh (CWC), John Kosier (Director), David Lane (CWC), Eric Lane (CWC), Michael Maloney (NYSDOH), James Martin (CWC), Sonia Martinez (CWC), Christopher Matthews (Director), Michael Meyers (NYCDEP by Zoom), Dymitry Ostapysyn (NYCDEP by Zoom), Barbara Puglisi (CWC), Nicholas Sadler (NYCDEP), John Schwartz (NYCDEP), Jeffrey Senterman (Director), James Sofranko (Director), Thomas Stalter (NYCDEP by Zoom), Audrey Strom (CWC Intern), Gerson Tavaréz (NYCDEP), Gemma Young (CWC)

- I. Arthur Merrill called the meeting to order at 9 30 AM.
- II. Minutes from the July, 2025 Committee Meeting were reviewed and approved as written.
- III. Septic Program:

- A. **Ethan Hethcote Over \$30,000.00:** Mr. Hethcote's residence is located at 304 Stoddard Hollow Road, Delancey, New York 13752 in the Town of Hamden. CWC staff determined that his septic system is likely to fail. The engineer is Rex Sanford, P.E. The contractor is Mammoth Excavation, Inc. Mr. Hethcote signed into the program on March 17, 2025. His Design Application was received by NYCDEP on April 30, 2025 and deemed complete on May 7, 2025. His septic system design was recommended for NYCDEP Design Approval on May 7, 2025. Mr. Hethcote's two-year deadline is March 17, 2027. His proposed septic system will serve a five-bedroom house. Major components of this system include a 1,500 gallon septic tank, one siphon chamber, 290 linear feet gravity pipe, an effluent filter, one distribution box, 750 square feet of absorption bed, 320 linear feet of access road, spread and reclaim excess material, remove a fence, remove a deck, modify plumbing and site restoration. Three quotes were submitted to the homeowner for this project. They were \$42,355.90, \$43,104.34 and \$44,424.23. The lowest quote, submitted by Mammoth Excavation, Inc., 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 Ethan Hethcote in the amount not to exceed \$42,355.90 to build his septic system.

- B. James McLachlan Over \$30,000.00:** Mr. McLachlan's residence is located at 1329 Pines Brook Road, Walton, New York 13856 in the Town of Walton. CWC staff determined that his septic system is failing. The engineer is Steele Brook Engineering PLLC. The contractor is Ben Reynolds Construction Company, Inc. Mr. McLachlan signed into the program on June 21, 2024. His Design Application was received by NYCDEP on January 17, 2025 and deemed complete on January 23, 2025. His septic system design was recommended for NYCDEP Design Approval on May 2, 2025. Mr. McLachlan's two-year deadline is June 21, 2026. His proposed septic system will serve a five-bedroom house. Major components of this system include a 1,500 gallon septic tank, one pump chamber, 90 linear feet gravity pipe, 75 linear feet of force main, an effluent filter, 301 cubic yards of absorption fill material, 84 cubic yards of random fill material, four peat modules, 85 linear feet of curtain drain, 20 linear feet of curtain drain outlet pipe, 192 linear feet of improved swale, 12 linear feet of six-inch sleeve, 2,000 square feet of jute fabric, remove a culvert, 30 cubic yards of stone and site restoration. Three quotes were submitted to the homeowner for this project. They were \$76,500.00, \$77,875.00 and \$79,712.82. The lowest quote, submitted by Ben Reynolds Construction Company, Inc., 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 James McLachlan in the amount not to exceed \$76,500.00 to build his septic system.
- C. Laura White Over \$30,000.00:** Ms. White's residence is located at 64 Porcupine Road, Grahamsville, New York 12740 in the Town of Denning. CWC staff determined that her septic system is failing. The engineer is Steele Brook Engineering PLLC. The contractor is Mammoth Excavation, Inc. Ms. White signed into the program on November 14, 2023. Her Design Application was received by NYCDEP on May 13, 2025 and deemed complete on May 20, 2025. Her septic system design was recommended for NYCDEP Design Approval on June 3, 2025. Ms. White's two-year deadline is November 14, 2025. Her proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000 gallon septic tank, 110 linear feet of gravity pipe, an effluent filter, one distribution box, 261 cubic yards of absorption fill material, 385 linear feet of absorption trench, 98 linear feet of curtain drain, 18 linear feet of curtain drain outlet pipe, 200 linear feet of access road, remove three standing and a number of down trees, bucket materials, set the tank with a large excavator and site restoration. Three quotes were submitted to the homeowner for this project. They were \$60,344.45, \$62,125.74 and \$62,350.00. The lowest quote, submitted by Mammoth Excavation, Inc., 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 Laura White in the amount not to exceed \$60,344.45 to build her septic system.
- D. Winnisook Inc. Over \$30,000.00:** The Winnisook Club Hunter's Cabin is located at 1816 Oliverea Road, Big Indian New York 12740 in the Town of Shandaken. This project is eligible for 100% reimbursement of reasonable costs through the Expanded Septic Program. CWC staff determined that their septic system is likely to fail. The engineer is Rex Sanford, P.E. The contractor is Estes

Plumbing & Excavation. Frank Slingerland, Winnisook Club President, signed this property into the program on June 18, 2024. The two-year deadline is June 18, 2026. The proposed septic system will serve a two-bedroom house. Major components of this system include a 1,000 gallon septic tank, a pump chamber, 25 linear feet of gravity pipe, 110 linear feet of force main, an effluent filter, one distribution box, 600 square feet of absorption bed, remove 13 trees, spread and reclaim excess material and site restoration. Estes Plumbing & Excavation submitted a quote of \$34,999.99 to the owner for this project. This amount 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 Winnisook, Inc. in the amount not to exceed \$34,999.99 to build their septic system.

- E. Robert Barker Additional Costs:** Mr. Barker's residence is located at 2116 Kiff Brook Road, Bloomville, New York 13739 in the Town of Kortright. The engineer is John Bolger, P.E. The contractor is Tweedie Construction Services, Inc. This project was previously approved for \$37,412.00. During installation of the dosing chamber, it was determined that there was not enough elevation to allow gravity flow to the absorption field. The absorption field was relocated further downhill. The contractor had to cut 15 additional trees. A second drywell also had to be decommissioned. The contractor has requested \$3,500.00 for the added work. This amount appears to be reasonable and justifiable. The total project cost will be \$40,912.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Robert Barker in the amount not to exceed \$3,500.00 for additional costs to build his septic system.
- F. Veronica Gomez Additional Costs:** Ms. Gomez's residence is located at 61689 State Route 10, Hobart, New York 13788 in the Town of Stamford. CWC staff determined that her septic system is failing. The engineer is Headwaters Engineering PLLC. The contractor is Boyle Excavating Inc. Ms. Gomez signed into the program on November 6, 2024. Her Design Application was received by NYCDEP on April 2, 2025 and deemed complete on April 9, 2025. Her septic system design was recommended for NYCDEP Design Approval on May 9, 2025. Ms. White's two-year deadline is November 6, 2026. Her proposed septic system will serve one eight-bedroom house and a one-bedroom house. This project was previously approved for \$15,763.58 for emergency installations of one 2,500 gallon septic tank and one 1,000 gallon septic tank. Most of the major components include a 2,000 gallon pump chamber, 315 linear feet of gravity pipe, 150 linear feet of force main, two distribution boxes, 910 cubic yards of absorption fill material, 630 linear feet of absorption trench, 145 linear feet of curtain drain, 50 linear feet of curtain drain outlet pipe, 155 linear feet of access road, remove one tree and site restoration. Three quotes were submitted to the homeowner. They were \$99,808.63, \$105,113.00 and \$107,988.53. Staff have determined that a reasonable cost of the one bedroom house is \$10,975.61. This house is eligible for 60% reimbursement.  $\$10,975.61 \times 60\% = \$6,585.37$ .  $\$10,975.61 - \$6,585.37 = \$4,390.24$ .  $\$99,808.63 - \$4,390.24 = \$95,418.39$ . The total project cost will be \$111,181.97. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Veronica

Gomez in the amount not to exceed \$95,418.39 for additional costs to build her septic system.

- G. Nigel Hall Additional Costs:** Mr. Hall's residence is located at 487 Marvin's Way, Bovina, New York 13740 in the Town of Bovina. The engineer is John Bolger, P.E. The contractor is Nicholas Plante. Mr. Hall signed into the program on July 22, 2024. His Design Application was received by NYCDEP on December 1, 2024 and deemed complete on April 2, 2025. His septic system design was recommended for NYCDEP Design Approval on April 9, 2025. Mr. Hall's two-year deadline is July 22, 2026. His proposed septic system will serve a two-bedroom house. This project was approved in 2021 for \$2,310.00 for the installation of a 1,000 gallon septic tank. Most of the major components include a siphon chamber, 125 linear feet of gravity pipe, one distribution box, 373 cubic yards of absorption fill material, 45 cubic yards of random fill material, 180 linear feet of absorption trench, 95 linear feet of curtain drain, 15 linear feet of curtain drain outlet pipe, 95 linear feet of improved swale, 50 linear feet of access road, remove 40 trees, 20 linear feet of six-inch sleeve and site restoration. Three quotes were submitted to the homeowner. They were \$64,040.45, \$65,092.14 and \$69,540.44. The lowest quote, submitted by Nicholas Plante, is within 10% of the staff estimated cost of construction. This is the first project the contractor has had in the Septic Program. The total project cost will be \$66,350.45. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Nigel Hall in the amount not to exceed \$64,040.45 for additional costs to build his septic system.
- H. Selkai Ishizuka Additional Costs:** Mr. Ishizuka's residence is located at 187 Deer Run Road, Denver, New York 12421 in the Town of Roxbury. The engineer is John Bolger, P.E. The contractor is Jim Peters Excavating LLC. This project was previously approved for \$51,963.00. Ledge rock was encountered while installing the septic tank and curtain drain. The contractor hammered for 10.5 hours to attain necessary depths. An additional 75 cubic yards of absorption fill material were needed due to variations in topography. The contractor has requested \$7,495.62 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$59,458.62. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Selkai Ishizuka in the amount not to exceed \$7,495.62 for additional costs to build his septic system.
- I. Douglas McLaurine Additional Costs:** Mr. McLaurine's residence is located at 1190 Lower Meeker Hollow Road, Roxbury, New York 12474 in the Town of Roxbury. The engineer is Steele Brook Engineering PLLC. The contractor is LaFever Excavating Inc. This project was previously approved for \$55,470.00. Large amounts of water were encountered during installation of the tanks. A 50 linear foot curtain drain and 100 linear feet of improved swale were installed to protect the tanks. The contractor has requested \$1,726.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$57,196.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Douglas McLaurine in the amount not to exceed \$1,726.00 for additional costs to build his septic system.

- J. Andrea Occhi Additional Costs:** Ms. Occhi's residence is located at 2789 Hog Mountain Road, Fleischmanns, New York 12430 in the Town of Middletown. The engineer is Rex Sanford, P.E. The contractor is G.C. Landscaping & Excavation. This project was previously approved for \$44,961.94. Two cesspools were discovered during construction and had to be decommissioned. An additional 41 cubic yards of absorption fill material were needed due to variations in topography. The contractor has requested \$3,914.34 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$48,876.28. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Andrea Occhi in the amount not to exceed \$3,914.34 for additional costs to build her septic system.
- K. Constantine Pengos Additional Costs:** Mr. Pengos' residence is located at 2405 County Highway 36, Margaretville, New York 12455 in the Town of Middletown. The engineer is John Bolger, P.E. The contractor is Harley Jenkins. This project was previously approved for \$49,437.58. An additional 75 linear feet of access road was needed to get materials to the absorption field. Variations in topography required an addition 140 cubic yards of absorption fill material. The contractor has requested \$7,108.05 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$56,545.63. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Constantine Pengos in the amount not to exceed \$7,108.05 for additional costs to build his septic system.
- L. Peggy Pilch Additional Costs:** Ms. Pilch's residence is located at 3515 Honest Brook Road, Delhi, New York 13753 in the Town of Meredith. The engineer is Headwaters Engineering, PLLC. The contractor is A&M Excavating. This project was previously approved for \$46,800.00. Underground utilities were encountered and had to be repaired during installation of the new septic system. The contractor has requested \$1,800.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$48,600.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Peggy Pilch in the amount not to exceed \$1,800.00 for additional costs to build her septic system.
- M. Jason Roxby Additional Costs:** Mr. Roxby's residence is located at 36 Longyear Road, Shokan, New York 12481 in the Town of Olive. This project is within the proposed Shokan Sewer District. It is a Managed Repair. The engineer is Praetorius & Conrad, P.C. The contractor is L&L Earthworx. Mr. Roxby signed into the program on March 10, 2025. His Design Application was received by NYCDEP on June 17, 2025 and deemed complete on June 23, 2025. His septic system design was recommended for NYCDEP Design Approval on June 24, 2025. Mr. Roxby's two-year deadline is March 10, 2027. His proposed septic system will serve a three-bedroom house. This project was approved \$2,651.00 in 2012 for the installation of a 1,000 gallon septic tank. Most of the major components include 43 linear feet of gravity pipe, one distribution box, 80 cubic yards of absorption fill material, 396 square feet of Eljen units, 18 cubic yards of C-33 sand, 20 linear feet of curtain drain outlet pipe, remove one tree, remove water spigot and site restoration. L&L Earthworx submitted a quote of \$30,747.71 to the homeowner for this project. This amount is within 10% of the

staff estimated cost of construction. The total project cost will be \$33,398.71. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Jason Roxby in the amount not to exceed \$30,747.71 for additional costs to build his septic system.

- N. **Steven Troup Additional Costs:** Mr. Troup's residence is located at 250 Upper Kennedy Heights Road, Margaretville, New York 12455 in the Town of Middletown. The engineer is Steele Brook Engineering PLLC. The contractor is Don Allen Excavating. This project was previously approved for \$72,891.00. Site constraints made it necessary to set the pump chamber closer to the septic tank than planned. An additional riser, cast iron frame and cover were required. The contractor has requested \$938.00 for the added work. Staff determined that a reasonable and justified cost is \$851.00. The total project cost will be \$73,742.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Steven Troup in the amount not to exceed \$851.00 for additional costs to build his septic system.
  
- O. **Timothy Liu Additional Costs:** Mr. Liu's residence is located at 503 Glenford-Wittenberg Road, Bearsville, New York 12409 in the Town of Woodstock. The engineer is Joseph Boek, P.E. The contractor is Mammoth Excavating, Inc. This project is a Second Time Repair. It was previously approved for \$46,001.94. A large amount of groundwater was encountered during installation of the septic tank and pump chamber. The contractor used a dewatering pump. To prevent infiltration into the tanks, 65 linear feet of curtain drain and 35 linear feet of curtain drain outlet pipe were installed. Plumbing in the crawl space had to be modified and raised to prevent system failure. The contractor has requested \$7,4240.30 for the added work. Staff determined that a reasonable and justified cost is \$6,795.05. Costs for a swale and additional pump out were determined to be ineligible. The total project cost will be \$52,796.99. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Timothy Liu in the amount not to exceed \$6,795.05 for additional costs to build his septic system.
  
- P. **Winnisook Inc. Additional Costs:** The Winnisook Club's Hinkley Cabin is located at 34 Winnisook Club Road, Oliveria, New York 12410 in the Town of Shandaken. The engineer is Rex Sanford, P.E. The contractor is Estes Plumbing & Excavation. This project is eligible for 100% reimbursement through the Expanded Septic Program. It was previously approved for \$29,600.00. Bedrock was encountered during installation of the septic tank. The contractor hammered for 18 hours to attain necessary depth. An electric line in the absorption field area also had to be relocated. The contractor has requested \$8,782.50 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$38,382.50. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Winnisook Inc. in the amount not to exceed \$8,782.50 for additional costs to build their septic system.
  
- Q. **37 Alpine Road Property, LLC Additional Costs:** The Slide Mountain Forest House System Two is located at 805 Oliveria Road, Big Indian, New York 12410 in the Town of Shandaken. The engineer is Rex Sanford, P.E. The contractor is



Josh Construction. This project is eligible for 100% reimbursement through the Expanded Septic Program. It was previously approved for \$124,578.81. The absorption field had to be dug deeper to achieve sufficient cover. An additional 24 cubic yards of stone were required. The contractor has requested \$1,664.16 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$126,242.97. The Committee recommended that a resolution be brought before the Board of Directors to reimburse 37 Alpine Road Property, LLC in the amount not to exceed \$1,664.16 for additional costs to build their septic system.

- R. **Vicky Bush Second Time Repair:** Ms. Bush's residence is in the Town of Walton, Section, Block and Lot number 250-2-26. This project was paid for in 2007 under the Priority 4 Program. Sewage is surfacing in the absorption field. The septic tank was pumped in 2012 and 2023. The Committee recommended that a resolution be brought before the Board of Directors to approve Vicky Bush for a second time repair.
- S. **David Davis Second Time Repair:** Mr. Davis' residence is in the Town of Walton, Section, Block and Lot number 250-2-22. This project was paid for in 2008 under the Priority 3 Program. Large amounts of water run off a hill above the tanks and peat modules. A curtain drain needs to be installed to protect the system. The septic tank was pumped in 2015. The Committee recommended that a resolution be brought before the Board of Directors to approve David Davis for a second time repair.
- T. **Leslie Drinkwater Second Time Repair:** Mr. Drinkwater's residence is in the Town of Walton, Section, Block and Lot number 186-3-19.2. This project was paid for in 2009 under the Priority 5 Program. The pump stopped working. It has been replaced. The septic tank was pumped in 2016 and 2025. The Committee recommended that a resolution be brought before the Board of Directors to approve Leslie Drinkwater for a second time repair.
- U. **Harold Koch Second Time Repair:** Mr. Koch's residence is in the Town of Windham, Section, Block and Lot number 79.00-3-22. This project was paid for in 2004 under the Reimbursement Program. The pump alarm has been going off. The pump likely needs to be replaced. We have no pump outs on record. Mr. Koch purchased the property in 2023. He does not know what the previous owner did to maintain the system. The Committee recommended that a resolution be brought before the Board of Directors to approve Harold Koch for a second time repair.
- V. **George Nicholes Second Time Repair:** Mr. Nicholes' property is in the Town of Prattsville, Section, Block and Lot number 158-2-11. This project was paid for in 1999 under the Coordinator Program. The pipe leaving the septic tank is broken. The septic tank was pumped in 2005 and 2025. The Committee recommended that a resolution be brought before the Board of Directors to approve Arnold Schwarts for a second time repair.
- W. **Guy Oddo Second Time Repair:** Mr. Oddo's residence is in the Town of Hurley, Section, Block and Lot number 47.1-3-25. This project was paid for in 2001

under the Coordinator Program. Sewage is backing up into the house. The level in the septic tank is high and the outlet baffle has deteriorated. The septic tank was pumped in 2007. There was discussion over whether a septic system is harmed by not pumping the tank. It may be. Pump out needs vary according to the number of people living in the house and water use. Mr. Oddo lives alone. Staff have tried to be proactive on social media. Magnets with maintenance advice are popular. Mitch and Eric were on a podcast. A lot of new owners have moved here who were on community systems and do not understand how onsite systems work. They do not know the Maintenance Program exists to help them. Staff answer calls from realtors who try to pass program information on to buyers. Staff will be at the Delaware County Fair next week. The most often asked questions there are about Septic Programs. The Committee recommended that a resolution be brought before the Board of Directors to approve Guy Oddo for a second time repair.

**X. Marilyn Tuttle Second Time Repair:** Ms. Tuttle's property is in the Town of Windham, Section, Block and Lot number 113.00-1-15. This project was paid for in 2007 under the Priority 4 Program. The septic tank is in poor condition and needs to be replaced. The owner had a maintenance pump out in 2024. The Committee recommended that a resolution be brought before the Board of Directors to approve Marilyn Tuttle for a second time repair.

**Y. Nathan Rittgarn Septic Appeal:** Tim reviewed Mr. Rittgarn's appeal. His residence is located at 37 Albert Slater Road, Prattsville, New York 12468. In 2007. A previous owner installed a holding tank. There is no absorption field. A holding tank does not meet the definition of a sub-surface treatment system. There is no treatment. DEP had sent the previous owner a letter in 2005 and issued a Notice of Failure in 2006. The contract for the Septic Program limits eligibility to treatment systems. DEP allows holding tanks for weekend and commercial uses. The previous owner should have taken care of it. The Committee recommended denying Nathan Rittgarn's request for an appeal.

**Z. Septic Maintenance:** Eric Lane reported that pump out costs were reimbursed to 107 property owners last month. A total of 365 pump out costs have been reimbursed this year. Eric completes a chart of allocated funds each month. Design costs of the Windham Septage Acceptance project are using up funds left. Jason is working with DEP to alleviate this. We may be able to invoice early for the next funds. We do not want confidence issues with this program.

**AA. Septic Cluster:** No report.

**BB. Septic Update:** Mitch Hull reported that 45 septic system repair costs were reimbursed to property owners last month. A total of 98 septic system repair costs have been reimbursed this year. This is 16 behind last year.

**CC. Other:**

IV. The next Septic Committee Meeting was scheduled for September 2, 2025.

VI. The meeting was adjourned at 10:17 AM.

**CWC Finance Meeting**  
**August 5, 2025**  
**DRAFT MINUTES**

**Committee Members Attending:** Joseph Cetta, Innes Kasanof, John Kosier, Arthur Merrill, Jason Merwin, Richard Parete, Alicia Terry, Shilo Williams

**MINUTES**

- I. Call To Order**
- II. Review Minutes From Previous Meeting** – Accepted as presented.
- III. Review June Financial Statements** – The June financial statements and the supplemental schedules were presented to the Committee. Account balances, investment purchase and yields were discussed.
- IV. CWC Employee Retirement Savings Plan** – The Human Resource Director presented the consolidation of two CWC pension plans into one plan. Members agreed to consolidate. A resolution was included in the 8/5/25 Board of Directors package.
- IV. Other** – The Executive Director indicated CWC will be working with New York Council of Nonprofits, Inc. on updating the fiscal policy.
- V. Schedule Next Meeting** – The next Finance Committee meeting will be held on September 2, 2025.
- VI. Adjournment**

**CWC POLICY COMMITTEE  
DRAFT MINUTES  
AUGUST 5, 2025**

Members Present: Innes Kasanof, David Warne, Richard Parete, Tina Molé, Alicia Terry, Chris Mathews

Excused: Thomas Snow

- I. Call to Order at 10:18 am
- II. Election of Chairperson – Committee unanimously elected Innes Kasanof as chairperson
- III. March, 2025 Minutes unanimously approved
- IV. Watershed Protection and Partnership Council Recommendation  
(West of Hudson Members Only)

Tim Cox explained that per the 1997 Watershed Agreement, the West of Hudson members appoint members to the WPPC Executive Committee and Technical Advisory Committee. Tim noted that if a signatory to the Watershed Agreement objected to a CWC resolution, it would go before the WPPC Executive Committee. Upon motion of Richard Parete and second by Alicia Terry, the West of Hudson members recommended the CWC Board reappoint Tina Molé to the Executive Committee and Nicholas Carbone to the Technical Advisory Committee.

- I. Adjourned at 10:29 am

September 2, 2025

**RESOLUTION NO. 5811**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:**  
**ETHAN HETHCOTE**

**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-Five Thousand Dollars (\$35,000.00), 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 Forty-Two Thousand Three Hundred Fifty-Five Dollars and Ninety Cents (\$42,355.90); and

**WHEREAS**, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

**WHEREAS**, the CWC staff have determined the eligible amount of Forty-Two Thousand Three Hundred Fifty-Five Dollars and Ninety Cents (\$42,355.90) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Two Thousand Three Hundred Fifty-Five Dollars and Ninety Cents (\$42,355.90) 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-Two Thousand Three Hundred Fifty-Five Dollars and Ninety Cents (\$42,355.90).

**Ethan Hethcote Over \$35,000:**

Address: 304 Stoddard Hollow Road, Delancey, NY 13752

Town: Hamden

Bedrooms: 5

Engineer: Rex Sanford P.E.

Contractor: Mammoth Excavation

Sign In Date: 03/17/25

Design Application Received By DEP: 04/30/25

Design Application Deemed Complete: 05/07/25

Date Recommended for DEP Design Approval: 05/07/25

2-Year Deadline: 03/17/27

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$42,355.90, \$43,104.34 and \$44,424.23. Major components of this system include a 1,500 gallon septic tank, one siphon chamber, 290 linear feet gravity pipe, an effluent filter, one distribution box, 750 square feet of absorption bed, 320 linear feet of access road, spread and reclaim excess material, remove a fence, remove a deck, modify plumbing and site restoration. We received a quote for \$42,355.90. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$42,355.90.

September 2, 2025

**RESOLUTION NO. 5812**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:**  
**JAMES MCLACHLAN**

**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-Five Thousand Dollars (\$35,000.00), 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 Seventy-Six Thousand Five Hundred Dollars (\$76,500.00); and

**WHEREAS**, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

**WHEREAS**, the CWC staff have determined the eligible amount of Seventy-Six Thousand Five Hundred Dollars (\$76,500.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Seventy-Six Thousand Five Hundred Dollars (\$76,500.00) 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 Seventy-Six Thousand Five Hundred Dollars (\$76,500.00).

**James McLachlan Over \$35,000:**

Address: 1329 Pines Brook Road, Walton NY 13856

Town: Walton

Bedrooms: 5

Engineer: Steele Brook Engineering

Contractor: Ben Reynolds Construction Company

Sign In Date: 06/21/24

Design Application Received By DEP: 01/17/25

Design Application Deemed Complete: 01/23/25

Date Recommended for DEP Design Approval: 05/02/25

2-Year Deadline: 06/21/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$76,500.00, \$77,875.00 and \$79,712.82. Major components of this system include a 1,500 gallon septic tank, one pump chamber, 90 linear feet gravity pipe, 75 linear feet of force main, an effluent filter, 301 cubic yards of absorption fill material, 84 cubic yards of random fill material, four peat modules, 85 linear feet of curtain drain, 20 linear feet of curtain drain outlet pipe, 192 linear feet of improved swale, 12 linear feet of six-inch sleeve, 2,000 square feet of jute fabric, remove a culvert, 30 cubic yards of stone and site restoration. We received a quote for \$76,500.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$76,500.00.



September 2, 2025

**RESOLUTION NO. 5813**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:**  
**LAURA WHITE**

**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-Five Thousand Dollars (\$35,000.00), 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 Sixty Thousand Three Hundred Forty-Four Dollars and Forty-Five Cents (\$60,344.45); and

**WHEREAS**, the contractor’s quote for this system is more than Thirty-Five Thousand Dollars (\$35,000.00); and

**WHEREAS**, the CWC staff have determined the eligible amount of Sixty Thousand Three Hundred Forty-Four Dollars and Forty-Five Cents (\$60,344.45) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Sixty Thousand Three Hundred Forty-Four Dollars and Forty-Five Cents (\$60,344.45) 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 Sixty Thousand Three Hundred Forty-Four Dollars and Forty-Five Cents (\$60,344.45).

**Laura White Over \$35,000:**

Address: 64 Porcupine Road, Grahamsville, NY 12740

Town: Denning

Bedrooms: 3

Engineer: Steele Brook Engineering

Contractor: Mammoth Excavation

Sign In Date: 11/14/23

Design Application Received By DEP: 05/13/25

Design Application Deemed Complete: 05/20/25

Date Recommended for DEP Design Approval: 06/03/25

2-Year Deadline: 11/14/25

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$60,344.45, \$62,125.74 and \$62,350.00. Major components of this system include a 1,000 gallon septic tank, 110 linear feet of gravity pipe, an effluent filter, one distribution box, 261 cubic yards of absorption fill material, 385 linear feet of absorption trench, 98 linear feet of curtain drain, 18 linear feet of curtain drain outlet pipe, 200 linear feet of access road, remove three standing and a number of down trees, bucket materials, set the tank with a large excavator and site restoration. We received a quote for \$60,344.45. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$60,344.45.

**RESOLUTION NO. 5814**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$30,000:**  
**WINNISOOK INC. - EXPANDED SEPTIC PROGRAM**

**WHEREAS**, pursuant to the 2017 Filtration Avoidance Determination, the Catskill Watershed Corporation (“CWC”) is the program manager for the CWC Expanded Septic Program and implements the Expanded Septic Program consistent per the terms of the Septic V Program Agreement; and

**WHEREAS**, pursuant to section 13:00:02:01 of the CWC Expanded Septic Program Rules Article 13, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) 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 Thirty-Four Thousand Nine Hundred Ninety-Nine Dollars and Ninety-Nine Cents (\$34,999.99); 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-Four Thousand Nine Hundred Ninety-Nine Dollars and Ninety-Nine Cents (\$34,999.99) 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 reimbursement of Thirty-Four Thousand Nine Hundred Ninety-Nine Dollars and Ninety-Nine Cents (\$34,999.99) 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 Nine Hundred Ninety-Nine Dollars and Ninety-Nine Cents (\$34,999.99).

**Winnissok Inc. Over \$30,000**

**Expanded Septic Program: Hunters Cabin**

Address: 1816 Oliverea Road, Big Indian, NY 12410

Town: Shandaken

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

Sign In Date: 06/18/24

Design Application Received By DEP:

Design Application Deemed Complete:

Date Recommended For DEP Design Approval:

2-Year Deadline: 06/18/26

Property owner and CWC staff received a quote from a contractor in the amount of \$34,999.99. Major components of this system include a 1,000 gallon septic tank, a pump chamber, 25 linear feet of gravity pipe, 110 linear feet of force main, an effluent filter, one distribution box, 600 square feet of absorption bed, remove 13 trees, spread and reclaim excess material and site restoration. The contractor has submitted a quote for \$34,999.99 to build this system. The quote is within 10% of CWC's estimated cost of construction. The Septic Committee recommends that the CWC Board approve reimbursement in an amount not to \$34,999.99.

September 2, 2025

**RESOLUTION NO. 5815**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**ROBERT BARKER**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on January 7, 2025, by Resolution Number 5561, the CWC Board approved reimbursement to Robert Barker in an amount not-to-exceed Thirty-Seven Thousand Four Hundred Twelve Dollars (\$37,412.00); 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 Five Hundred Dollars (\$3,500.00); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand Five Hundred Dollars (\$3,500.00); and

**WHEREAS**, CWC staff have determined that Forty Thousand Nine Hundred Twelve Dollars (\$40,912.00) 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 Thousand Nine Hundred Twelve Dollars (\$40,912.00) 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 Thousand Nine Hundred Twelve Dollars (\$40,912.00).

**Robert Barker Backup**

Address: 2116 Kiff Brook Road, Bloomville NY 13739

Town: Kortright

Engineer: John Bolger P.E.

Contractor: Tweedie Construction

This project was previously approved for \$37,412.00. During installation of the dosing chamber, it was determined that there was not enough elevation to allow gravity flow to the absorption field. The absorption field was relocated further downhill. The contractor had to cut 15 additional trees. A second drywell also had to be decommissioned. The contractor has requested \$3,500.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$3,500.00 for total reimbursement not-to-exceed \$40,912.00.

September 2, 2025

**RESOLUTION NO. 5816**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**VERONICA GOMEZ**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC Staff previously approved reimbursement to Veronica Gomez in the amount not-to-exceed Fifteen Thousand Seven Hundred Sixty-Three Dollars and Fifty-Eight Cents (\$15,763.58) for installation of one two thousand five hundred gallon septic tank as well as one thousand gallon septic tank; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the additional work in the amount of Ninety-Five Thousand Four Hundred Eighteen Dollars and Thirty-Nine Cents (\$95,418.39); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Hundred Eleven Thousand One Hundred Eighty-One Dollars and Ninety-Seven Cents (\$111,181.97); and

**WHEREAS**, CWC staff have determined that One Hundred Eleven Thousand One Hundred Eighty-One Dollars and Ninety-Seven Cents (\$111,181.97) 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 One Hundred Eleven Thousand One Hundred Eighty-One Dollars and Ninety-Seven Cents (\$111,181.97) 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 One Hundred Eleven Thousand One Hundred Eighty-One Dollars and Ninety-Seven Cents (\$111,181.97).

## **Veronica Gomez Backup**

Address: 61689 State Route 10, Hobart NY 13788

Town: Stamford

Bedroom: House 1: 8 and House 2: 1

Engineer: Benjamin Dates P.E.

Contractor: Boyle Excavation

Sign In Date: 11/06/24

Design Application Received By DEP: 04/02/25

Design Application Deemed Complete: 04/09/25

Date Recommended For DEP Design Approval: 05/09/25

2-Year Deadline: 11/06/26

This project was previously approved for \$15,763.58 for emergency installations of one 2,500 gallon septic tank and one 1,000 gallon septic tank. Most of the major components include a 2,000 gallon pump chamber, 315 linear feet of gravity pipe, 150 linear feet of force main, two distribution boxes, 910 cubic yards of absorption fill material, 630 linear feet of absorption trench, 145 linear feet of curtain drain, 50 linear feet of curtain drain outlet pipe, 155 linear feet of access road, remove one tree and site restoration. Three quotes were submitted to the homeowner. They were \$99,808.63, \$105,113.00 and \$107,988.53. Staff have determined that a reasonable cost of the one bedroom house is \$10,975.61. This house is eligible for 60% reimbursement.  $\$10,975.61 \times 60\% = \$6,585.37$ .  $\$10,975.61 - \$6,585.37 = \$4,390.24$ .  $\$99,808.63 - \$4,390.24 = \$95,418.39$ . The total project cost will be \$111,181.97. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$95,418.39 for total reimbursement not-to-exceed \$111,181.97.



September 2, 2025

**RESOLUTION NO. 5817**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**NIGEL HALL**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC Staff previously approved reimbursement to Nigel Hall in the amount not-to-exceed Two Thousand Three Hundred Ten Dollars (\$2,310.00) for installation of a one thousand gallon septic tank; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the additional work in the amount of Sixty-Four Thousand Forty Dollars and Forty-Five Cents (\$64,040.45); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Sixty-Four Thousand Forty Dollars and Forty-Five Cents (\$64,040.45); and

**WHEREAS**, CWC staff have determined that Sixty-Six Thousand Three Hundred Fifty Dollars and Forty-Five Cents (\$66,350.45) 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 Sixty-Six Thousand Three Hundred Fifty Dollars and Forty-Five Cents (\$66,350.45) 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 Sixty-Six Thousand Three Hundred Fifty Dollars and Forty-Five Cents (\$66,350.45).

## **Nigel Hall Backup**

Address: 487 Marvin's Way, Bovina NY 13740

Town: Bovina

Bedrooms: 2

Engineer: John Bolger P.E.

Contractor: Nicholas Plante

Sign In Date: 07/22/24

Design Application Received By DEP: 12/03/24

Design Application Deemed Complete: 04/02/25

Date Recommended For DEP Design Approval: 04/09/25

2-Year Deadline: 07/22/26

This project was previously approved for \$2,310.00. Most of the major components include a siphon chamber, 125 linear feet of gravity pipe, one distribution box, 373 cubic yards of absorption fill material, 45 cubic yards of random fill material, 180 linear feet of absorption trench, 95 linear feet of curtain drain, 15 linear feet of curtain drain outlet pipe, 95 linear feet of improved swale, 50 linear feet of access road, remove 40 trees, 20 linear feet of six-inch sleeve and site restoration. Three quotes were submitted to the homeowner. They were \$64,040.45, \$65,092.14 and \$69,540.44. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$64,040.45 for total reimbursement not-to-exceed \$66,350.45.

September 2, 2025

**RESOLUTION NO. 5818**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**SEIKAI ISHIZUKA**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on April 1, 2025, by Resolution Number 5634, the CWC Board approved reimbursement to Seikai Ishizuka in an amount not-to-exceed Fifty-One Thousand Nine Hundred Sixty-Three Dollars (\$51,963.00); 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 Seven Thousand Four Hundred Ninety-Five Dollars and Sixty-Two Cents (\$7,495.62); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Seven Thousand Four Hundred Ninety-Five Dollars and Sixty-Two Cents (\$7,495.62); and

**WHEREAS**, CWC staff have determined that Fifty-Nine Thousand Four Hundred Fifty-Eight Dollars and Sixty-Two Cents (\$59,458.62) 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 Fifty-Nine Thousand Four Hundred Fifty-Eight Dollars and Sixty-Two Cents (\$59,458.62) 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 Fifty-Nine Thousand Four Hundred Fifty-Eight Dollars and Sixty-Two Cents (\$59,458.62).

**Seikai Ishizuka Backup**

Address: 187 Deer Run Road, Denver NY 12421

Town: Roxbury

Engineer: John Bolger P.E.

Contractor: Jim Peters Excavating

This project was previously approved for \$51,963.00. Ledge rock was encountered while installing the septic tank and curtain drain. The contractor hammered for 10.5 hours to attain necessary depths. An additional 75 cubic yards of absorption fill material were needed due to variations in topography. The contractor has requested \$7,495.62 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$7,495.62 for total reimbursement not-to-exceed \$59,458.62.

September 2, 2025

**RESOLUTION NO. 5819**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**DOUGLAS MCLAURINE**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on May 6, 2025, by Resolution Number 5670, the CWC Board approved reimbursement to Douglas McLaurine in an amount not-to-exceed Fifty-Five Thousand Four Hundred Seventy Dollars (\$55,470.00); 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 One Thousand Seven Hundred Twenty-Six Dollars (\$1,726.00); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Thousand Seven Hundred Twenty-Six Dollars (\$1,726.00); and

**WHEREAS**, CWC staff have determined that Fifty-Seven Thousand One Hundred Ninety-Six Dollars (\$57,196.00) 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 Fifty-Seven Thousand One Hundred Ninety-Six Dollars (\$57,196.00) 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 Fifty-Seven Thousand One Hundred Ninety-Six Dollars (\$57,196.00).

**Douglas McLaurine Backup**

Address: 1190 Lower Meeker Hollow Road, Roxbury NY 12474

Town: Roxbury

Engineer: Steele Brook Engineering

Contractor: Lafever Excavating

This project was previously approved for \$55,470.00. Large amounts of water were encountered during installation of the tanks. A 50 linear foot curtain drain and 100 linear feet of improved swale were installed to protect the tanks. The contractor has requested \$1,726.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$1,726.00 for total reimbursement not-to-exceed \$57,196.00.

September 2, 2025

**RESOLUTION NO. 5820**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**ANDREA OCCHI**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on November 5, 2024, by Resolution Number 5464, the CWC Board approved reimbursement to Andrea Occhi in an amount not-to-exceed Forty-Four Thousand Nine Hundred Sixty-One Dollars and Ninety-Four Cents (\$44,961.94); 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 Nine Hundred Fourteen Dollars and Thirty-Four Cents (\$3,914.34); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand Nine Hundred Fourteen Dollars and Thirty-Four Cents (\$3,914.34); and

**WHEREAS**, CWC staff have determined that Forty-Eight Thousand Eight Hundred Seventy-Six Dollars and Twenty-Eight Cents (\$48,876.28) 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-Eight Thousand Eight Hundred Seventy-Six Dollars and Twenty-Eight Cents (\$48,876.28) 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-Eight Thousand Eight Hundred Seventy-Six Dollars and Twenty-Eight Cents (\$48,876.28).

**Andrea Occhi Backup**

Address: 2789 Hog Mountain Road, Fleischmanns NY 12430

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: G.C. Landscaping & Excavation

This project was previously approved for \$44,961.94. Two cesspools were discovered during construction and had to be decommissioned. An additional 41 cubic yards of absorption fill material were needed due to variations in topography. The contractor has requested \$3,914.34 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$3,914.34 for total reimbursement not-to-exceed \$48,876.28.



September 2, 2025

**RESOLUTION NO. 5821**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**CONSTANTINE PENGOS**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on December 3, 2024, by Resolution Number 5512, the CWC Board approved reimbursement to Constantine Pengos in an amount not-to-exceed Forty-Nine Thousand Four Hundred Thirty-Seven Dollars and Fifty-Eight Cents (\$49,437.58); 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 Seven Thousand One Hundred Eight Dollars and Five Cents (\$7,108.05); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Seven Thousand One Hundred Eight Dollars and Five Cents (\$7,108.05); and

**WHEREAS**, CWC staff have determined that Fifty-Six Thousand Five Hundred Forty-Five Dollars and Sixty-Three Cents (\$56,545.63) 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 Fifty-Six Thousand Five Hundred Forty-Five Dollars and Sixty-Three Cents (\$56,545.63) 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 Fifty-Six Thousand Five Hundred Forty-Five Dollars and Sixty-Three Cents (\$56,545.63).

**Constantine Pengos Backup**

Address: 2405 County Highway 36, Margaretville NY 12455

Town: Middletown

Engineer: John Bolger P.E.

Contractor: Harley Jenkins

This project was previously approved for \$49,437.58. An additional 75 linear feet of access road was needed to get materials to the absorption field. Variations in topography required an addition 140 cubic yards of absorption fill material. The contractor has requested \$7,108.05 for the added work. This amount appears to be reasonable and justified.. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$7,108.05 for total reimbursement not-to-exceed \$56,545.63.

September 2, 2025

**RESOLUTION NO. 5822**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**PIGGY PILCH**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on June 3, 2025, by Resolution Number 5743, the CWC Board approved reimbursement to Peggy Pilch in an amount not-to-exceed Forty-Six Thousand Eight Hundred Dollars (\$46,800.00); 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 One Thousand Eight Hundred Dollars (\$1,800.00); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Thousand Eight Hundred Dollars (\$1,800.00); and

**WHEREAS**, CWC staff have determined that Forty-Eight Thousand Six Hundred Dollars (\$48,600.00) 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-Eight Thousand Six Hundred Dollars (\$48,600.00) 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-Eight Thousand Six Hundred Dollars (\$48,600.00).

**Peggy Pilch Backup**

Address: 3515 Honest Brook Road, Delhi NY 13753

Town: Meredith

Engineer: Benjamin Dates P.E.

Contractor: A&M Excavating

This project was previously approved for \$46,800.00. Underground utilities were encountered and had to be repaired during installation of the new septic system. The contractor has requested \$1,800.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$1,800.00 for total reimbursement not-to-exceed \$46,800.00.

September 2, 2025

**RESOLUTION NO. 5823**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**JASON ROXBY**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC Staff previously approved reimbursement to Jason Roxby in the amount not-to-exceed Two Thousand Six Hundred Fifty-One Dollars (\$2,651.00) for installation of a one thousand gallon septic tank; and

**WHEREAS**, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Thirty Thousand Seven Hundred Forty-Seven Dollars and Seventy-One Cents (\$30,747.71); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Thirty Thousand Seven Hundred Forty-Seven Dollars and Seventy-One Cents (\$30,747.71) and

**WHEREAS**, CWC staff have determined that Thirty-Three Thousand Three Hundred Ninety-Eight Dollars and Seventy-One Cents (\$33,398.71) 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-Three Thousand Three Hundred Ninety-Eight Dollars and Seventy-One Cents (\$33,398.71) 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-Three Thousand Three Hundred Ninety-Eight Dollars and Seventy-One Cents (\$33,398.71).

## **Jason Roxby Backup**

Address: 36 Longyear Road, Shokan NY 12481 (Managed Area)

Town: Olive

Bedrooms: 3

Engineer: Praetorius & Conrad P.C.

Contractor: L&L Earthworx

Sign In Date: 03/10/25

Design Application Received By DEP: 06/17/25

Design Application Deemed Complete: 06/23/25

Date Recommended For DEP Design Approval: 06/24/25

2-Year Deadline: 03/10/27

This project was previously approved for \$2,651.00. Most of the major components include 43 linear feet of gravity pipe, one distribution box, 80 cubic yards of absorption fill material, 396 square feet of Eljen units, 18 cubic yards of C-33 sand, 20 linear feet of curtain drain outlet pipe, remove one tree, remove water spigot and site restoration. The contractor submitted a quote of \$30,747.71 to the homeowner for this project. This amount is within 10% of the staff estimated cost of construction. The total project cost will be \$33,398.71. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$30,747.71 for total reimbursement not-to-exceed \$33,398.71.

September 2, 2025

**RESOLUTION NO. 5824**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**STEVEN TROUP**

**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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on March 4, 2025, by Resolution Number 5610, the CWC Board approved reimbursement to Steven Troup in an amount not-to-exceed Seventy-Two Thousand Eight Hundred Ninety-One Dollars (\$72,891.00); 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 Nine Hundred Thirty-Eight Dollars (\$938.00); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Eight Hundred Fifty-One Dollars (\$851.00); and

**WHEREAS**, CWC staff have determined that Seventy-Three Thousand Seven Hundred Forty-Two Dollars (\$73,742.00) 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 Seventy-Three Thousand Seven Hundred Forty-Two Dollars (\$73,742.00) 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 Seventy-Three Thousand Seven Hundred Forty-Two Dollars (\$73,742.00).

**Steven Troup Backup**

Address: 250 Upper Kennedy Heights Road, Margaretville NY 12455

Town: Middletown

Engineer: Steele Brook Engineering

Contractor: Don Allen Excavating

Site constraints made it necessary to set the pump chamber closer to the septic tank than planned. An additional riser, cast iron frame and cover were required. The contractor has requested \$938.00 for the added work. Staff determined that a reasonable and justified cost is \$851.00. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$851.00 for total reimbursement not-to-exceed \$73,742.00.



September 2, 2025

**RESOLUTION NO. 5825**  
**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**TIMOTHY LIU**

**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**, on December 3, 2024, to Resolution Number 5516, the CWC Board of Directors approved Timothy Liu’s application for eligibility for second time repair funding from the MOA Septic Program; 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) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff previously approved Septic Program reimbursement to Forty-Six Thousand One Dollar and Ninety-Four Cents (\$46,001.94); 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 Seven Thousand Four Hundred Twenty-Four Dollars and Thirty Cents (\$7,424.30); and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Six Thousand Seven Hundred Ninety-Five Dollars and Five Cents (\$6,795.05); and

**WHEREAS**, the CWC staff have determined the contractor’s total invoices of Fifty-Two Thousand Seven Hundred Ninety-Six Dollars and Ninety-Nine Cents (\$52,796.99) to be a reasonable cost for this system in accordance 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 Fifty-Two Thousand Seven Hundred Ninety-Six Dollars and Ninety-Nine Cents (\$52,796.99).

**Timothy Liu Backup**

**Second Time Repair**

Address: 503 Glenford-Wittenberg Road, Bearsville NY 12409

Town: Woodstock

Engineer: Joseph Boek P.E.

Contractor: Mammoth Excavating Inc.

CWC staff previously approved reimbursement at \$46,001.94. This project is a second time repair. A large amount of groundwater was encountered during installation of the septic tank and pump chamber. The contractor used a dewatering pump. To prevent infiltration into the tanks, 65 linear feet of curtain drain and 35 linear feet of curtain drain outlet pipe were installed. Plumbing in the crawl space had to be modified and raised to prevent system failure. The contractor has requested an additional \$7,424.30. Staff determined that a reasonable and justified cost is \$6,795.05. Costs for a swale and an additional pump out were determined to be ineligible. This cost appears to be reasonable and justified. The Septic Committee recommends that the Board approves an additional reimbursement of \$6,795.00, for total reimbursement not to exceed \$52,796.99.

September 2, 2025

**RESOLUTION NO. 5826**

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER  
\$30,000: WINNISOOK INC. - EXPANDED 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 13:00:02:01 of the CWC Expanded Septic Program Rules Article 13, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, the CWC Board approved reimbursement to Winnisook Inc. in an amount not to exceed Twenty-Nine Thousand Six Hundred Dollars (\$29,600.00); and

**WHEREAS**, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the property owner for the septic system repair in the amount of Eight Thousand Seven Hundred Eighty-Two Dollars and Fifty Cents (\$8,782.50); and

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

**WHEREAS**, the CWC staff have determined the contractor’s total invoices of Thirty-Eight Thousand Three Hundred Eighty-Two Dollars and Fifty Cents (\$38,382.50) 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-Eight Thousand Three Hundred Eighty-Two Dollars and Fifty Cents (\$38,382.50) 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 Three Hundred Eighty-Two Dollars and Fifty Cents (\$38,382.50).

**Winnisook Inc. Backup**

**Expanded Septic Program: Hinkley Cabin**

Address: 34 Winnisook Club Road, Olivera NY 12410

Town: Shandaken

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

The project was previously approved for \$29,600.00. Water filled excavations for the septic tank and pump chamber. The contractor was unable to set the tanks. Bedrock was encountered during installation of the septic tank. The contractor hammered for 18 hours to attain necessary depth. An electric line in the absorption field area also had to be relocated. The contractor has requested \$8,782.50 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the Board approves an additional reimbursement of \$8,782.50 for total reimbursement not to exceed \$38,382.50.

September 2, 2025

**RESOLUTION NO. 5827**

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER  
\$30,000: 37 ALPINE ROAD PROPERTY LLC - EXPANDED 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 13:00:02:01 of the CWC Expanded Septic Program Rules Article 13, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on June 4, 2024, by Resolution Number 5317, the CWC Board approved reimbursement to 37 Alpine Road Property, LLC. in an amount not to exceed One Hundred Twenty-Four Thousand Five Hundred Seventy-Eight Dollars and Eighty-One Cents (\$124,578.81); and

**WHEREAS**, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the property owner for the septic system repair in the amount of One Thousand Six Hundred Sixty-Four Dollars and Sixteen Cents (\$1,664.16); and

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

**WHEREAS**, the CWC staff have determined the contractor’s total invoices of One Hundred Twenty-Six Thousand Two Hundred Forty-Two Dollars and Ninety-Seven Cents (\$126,242.97) 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 One Hundred Twenty-Six Thousand Two Hundred Forty-Two Dollars and Ninety-Seven Cents (\$126,242.97) 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 One Hundred Twenty-Six Thousand Two Hundred Forty-Two Dollars and Ninety-Seven Cents (\$126,242.97).

**37 Alpine Road Property LLC Backup**

**Expanded Septic Program: Slide Mountain Forest House System 2**

Address: 805 Oliverea Road, Big Indian NY 12410

Town: Shandaken

Engineer: Rex Sanford P.E.

Contractor: Josh Construction

The project was previously approved for \$124,578.81. The absorption field had to be dug deeper to achieve sufficient cover. An additional 24 cubic yards of stone were required. The contractor has requested \$1,664.16 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the Board approves an additional reimbursement of \$1,664.16 for total reimbursement not to exceed \$126,242.97.

**RESOLUTION NO. 5828**  
**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR**  
**ELIGIBILITY – ELIZABETH ESTELLE**

**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, Elizabeth Estelle, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Elizabeth Estelle Backup**

Ms. Estelle’s property is located in the Town of Roxbury. This project was paid for in 2000 under our Coordinator Program. The pump and control panel are no longer working and need to be replaced. The homeowner had maintenance pump outs done in 2014, 2018, 2022 and 2025.

**RESOLUTION NO. 5829**  
**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR**  
**ELIGIBILITY – CHRISTINA MITCHELL**

**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, Christina Mitchell, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Christina Mitchell Backup**

Ms. Mitchell’s property is located in the Town of Walton. This project was paid for in 2014 under our Priority 7 Program under a previous owner. The pump has failed and has since been replaced. The homeowner had a maintenance pump out in 2023.



**RESOLUTION NO. 5830**  
**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR**  
**ELIGIBILITY – PATRICIA STRAHL**

**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, Patricia Strahl, 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 not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends 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.

**Patricia Strahl Backup**

Ms. Strahl’s property is located in the Town of Olive in the managed area of Shokan. This project was paid for in 1998 under our Reimbursement Program. The leach field is no longer working and needs to be replaced. The homeowner had maintenance pump outs done in 2019 and 2025.

September 2, 2025

**RESOLUTION NO. 5831**  
**BOARD REVIEW OF**  
**CWC FUTURE STORMWATER PROGRAM APPLICATION FOR**  
**CATSKILL HOLDINGS WINDHAM LLC STORMWATER CONTROLS ADDITIONAL**  
**FUNDS**

**WHEREAS**, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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**, the CWC in consultation with New York City Department of Environmental Protection (NYCDEP) established the Future Stormwater Program (Program) that provides for reimbursement or voucher for eligible stormwater projects; and

**WHEREAS**, the Future Stormwater Program Rules require that each application, with all documentation and staff recommendations shall be presented to the Board of Directors for approval of funding; and

**WHEREAS**, Catskill Holdings Windham, LLC., has applied for additional funds to the CWC Future Stormwater Program for one half of 50% reimbursement of eligible design and construction costs for stormwater controls for a subdivision for an amount of Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28) 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 CWC Future Stormwater Programs of eligible stormwater design and construction costs for an amount of Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28) and

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

**NOW, THEREFORE, LET IT BE RESOLVED**, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the Future Stormwater Program in the total not-to-exceed amount of Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28); for design and construction costs of stormwater controls for a subdivision to Catskill Holdings Windham, LLC.

**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.

| <b>COST BREAKOUT</b>      |                      |
|---------------------------|----------------------|
| Design:                   | \$ 19,708.12         |
| Construction:             | \$ 221,499.82        |
| Total:                    | \$241,207.94         |
| 15%<br>Contingency:       | \$ 36,181.19         |
| <b>TOTAL:</b>             | <b>\$ 277,389.13</b> |
| <b>50% Election</b>       | <b>\$ 138,694.57</b> |
| <b>PROGRAM ALLOCATION</b> |                      |
| FSW Funding               | \$ 69,347.28         |

|                    |              |
|--------------------|--------------|
| MOA-145<br>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**



# CATSKILL WATERSHED CORPORATION

669 County Highway 38 Suite 1, Arkville, NY 12406 PH: (845)-586-1400

## FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION

| APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT NAME:<br>Catskill Holdings Windham, LLC/Mike Bonfiglio                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                           | TITLE:                                                                                                                                                                                             |                                                                                                                                                                                                                         |
| APPLICANT MAILING ADDRESS:<br>1233 Bldwin Road Yorktown Heights, NY 10596                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| PROJECT ADDRESS:<br>116 Galway Road Windham, NY 12496                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| TELEPHONE NUMBER:<br>(914) 826-7221                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                           | APPLICANT EMAIL ADDRESS:<br>mikeb@sensible1.com / catskillwindhamholdings@gmail.com                                                                                                                |                                                                                                                                                                                                                         |
| AUTHORIZED REPRESENTATIVE NAME:<br>Ciera Hommel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                           | AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL:<br>518-677-9667 ext 207 / c.hommel@keaeng.com                                                                                                  |                                                                                                                                                                                                                         |
| PROJECT CONSULTANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| ENGINEER:<br>Scott Ouimet (Kaaterskill Associates)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           | EMAIL ADDRESS:<br>s.ouimet@keaeng.com                                                                                                                                                              |                                                                                                                                                                                                                         |
| CONTRACTOR:<br>Ryan Martin Excavating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                           | EMAIL ADDRESS:<br>ryanmartin4990@gmail.com                                                                                                                                                         |                                                                                                                                                                                                                         |
| OTHER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                           | EMAIL ADDRESS:                                                                                                                                                                                     |                                                                                                                                                                                                                         |
| PROJECT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| PROJECT TYPE: <input type="checkbox"/> SINGLE-FAMILY <input type="checkbox"/> MULTI-FAMILY <input checked="" type="checkbox"/> SMALL BUSINESS* <input type="checkbox"/> IRSP <input type="checkbox"/> LOW INCOME HOUSING <input type="checkbox"/> OTHER: _____                                                                                                                                                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| <small>* A small business is defined in the MOA as, residents in NYS, independently owned, operated, and employs one hundred (100) or less individuals. See section 5:00:03 of the Program Rules</small>                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS:<br>Windham Luxury Estates is a proposed 12 lot residential subdivision on 133.98 acres with 24.25 acres of sited disturbance                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| SWPPP DESIGN COSTS: <input type="checkbox"/> ESTIMATED <input type="checkbox"/> ACTUAL<br>Amount \$                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                           | ELECTION FOR REIMBURSEMENT:<br><input checked="" type="checkbox"/> 50% of ALL Stormwater costs (DEP & DEC) <b>OR</b> <input type="checkbox"/> 100% Itemized <b>DEP ONLY</b> costs                  |                                                                                                                                                                                                                         |
| SWPPP CONSTRUCTION COSTS: <input checked="" type="checkbox"/> ESTIMATED <input type="checkbox"/> ACTUAL<br>Amount \$ 166,108.12                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                           | 50% Amount Requested: _____ 100% Amount Requested: _____                                                                                                                                           |                                                                                                                                                                                                                         |
| TOTAL SWPPP COSTS: \$ 166,108.12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                           | METHOD OF PAYMENT: <input type="checkbox"/> TWO-PARTY CHECK <input checked="" type="checkbox"/> REIMBURSEMENT                                                                                      |                                                                                                                                                                                                                         |
| If costs are <b>ESTIMATED</b> , please include cost estimates from engineers and contractors.<br>If costs are <b>ACTUAL</b> , please include invoices from engineers and contractors.<br>If method of payment is <b>REIMBURSEMENT</b> please include proof of payment.                                                                                                                                                                                                                                                                |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP<br>Approval Date: 3/18/2025<br>Permit #: 2020-SC-0212-SP1<br>DEP Representative: James Watkins                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                           | Is this project required by state and/or federal government?<br>(see the below permit information)<br><b>+ Remainder of last invoice that is unpaid \$75,099.82</b><br><b>Total : \$241,207.94</b> |                                                                                                                                                                                                                         |
| NYSDEC SPDES General Permit for Stormwater Discharges<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                           | Approval Date: 11/3/22                                                                                                                                                                             | Permit #: NYR11K411<br>DEC Representative: David Gasper                                                                                                                                                                 |
| LIST OF ENCLOSED ATTACHMENTS (check all that apply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| <b>From NYC DEP:</b><br><input type="checkbox"/> Notice of Violation (NOV)<br><input checked="" type="checkbox"/> SWPPP Approval<br><input type="checkbox"/> Construction Approval (CA)<br><input type="checkbox"/> Notice of Violation Closure                                                                                                                                                                                                                                                                                       | <b>From ENGINEER:</b><br><input checked="" type="checkbox"/> Full SWPPP<br><input type="checkbox"/> As-Built Drawings<br><input checked="" type="checkbox"/> Operation & Maintenance Plan | <b>From NYS DEC:</b><br><input checked="" type="checkbox"/> Notice of Intent (NOI)<br><input type="checkbox"/> Notice of Incomplete Application (NOICA)                                            | <b>Other:</b><br><input type="checkbox"/> Design/Construction Invoices<br><input type="checkbox"/> Proof of Payments<br><input type="checkbox"/> W-9<br><input type="checkbox"/> Messages with DEP, Engineer, DEC, etc. |
| CERTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| 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 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. |                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| PRINT CLAIMANT NAME<br>Michael Bonfiglio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CLAIMANT SIGNATURE<br>                                                                                                                                                                    | DATE<br>July 15th, 2025                                                                                                                                                                            |                                                                                                                                                                                                                         |





## STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

August 25, 2022

Catskill Holdings Windham, LLC  
1233 Baldwin Road  
Yorktown Heights, NY 10598

**Rohit T. Aggarwala**  
Commissioner

**Paul V. Rush, P.E.**  
Deputy Commissioner  
Bureau of Water Supply  
prush@dep.nyc.gov

71 Smith Avenue  
Kingston, New York 12401

T: (845) 340-7800  
F: (845) 334-7175

**Re: Application to engage in a Regulated Activity**  
Stormwater Pollution Prevention Plan (SWPPP)  
Windham Luxury Estates  
Project Log # 2020-SC-0212-SP.1  
116&125 Galway Road; (T) of Windham; Greene County  
S/B/L(s): 79.00-1-40; Schoharie Reservoir Basin

### To Whom it May Concern:

This letter is to inform you that your application to engage in the above-referenced regulated activity pursuant to the "*Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources*" (Watershed Regulations) was approved on August 25, 2022. This approval is issued and based upon the rules and regulations contained in Article 11 of the New York State Public Health Law; the New York State Department of Environmental Conservation (NYSDEC) General Permit No. GP-0-15-002 and the Watershed Regulations (as amended on November 29, 2019), Section 18-39.

### Project Description

The project consists of constructing 12 single-family homes, Subsurface Sewage Treatment Systems (SSTS), driveways, site regrading and stormwater controls.

This approval permits the activity as described below and in the SWPPP report entitled "Subdivision for Windham Luxury Estates" dated February 11, 2022 and last revised August 3, 2022. This Approval pertains to the installation of stormwater quantity and quality control practices and sediment/erosion control measures as referenced in that SWPPP report and shown on the approved plan sheet, which are specifically described as follows:

**Table A.****Consultant: Kaaterskill Associates**

| <b>Title</b>                                     | <b>Date</b> | <b>Latest Revision</b> |
|--------------------------------------------------|-------------|------------------------|
| ENG-1 Title Sheet                                | 2/11/2022   | 8/3/2022               |
| ENG-2 Existing Conditions                        | 2/11/2022   | 8/3/2022               |
| ENG-3 Overall Site Plan                          | 2/11/2022   | 8/3/2022               |
| ENG-4 Site Plan – 50 scale                       | 2/11/2022   | 8/3/2022               |
| ENG-5 Site Plan – 50 scale                       | 2/11/2022   | 8/3/2022               |
| ENG-6 Site Plan – 50 scale                       | 2/11/2022   | 8/3/2022               |
| ENG-7 Site Plan – 50 scale                       | 2/11/2022   | 8/3/2022               |
| ENG-8 Site Plan – 50 scale                       | 2/11/2022   | 8/3/2022               |
| ENG-9 Site Plan – 50 scale                       | 2/11/2022   | 8/3/2022               |
| ENG-10 Road Plan and Profile                     | 2/11/2022   | 8/3/2022               |
| ENG-11 Shared Driveway Plan and Profile          | 2/11/2022   | 8/3/2022               |
| ENG-12 SSTS Plan – North Portion                 | 2/11/2022   | 8/3/2022               |
| ENG-13 SSTS Plan – South Portion                 | 2/11/2022   | 8/3/2022               |
| ENG-14 SSTS Details                              | 2/11/2022   | 8/3/2022               |
| ENG-15 SSTS Notes & Site Details                 | 2/11/2022   | 8/3/2022               |
| ENG-16 Stormwater Details                        | 2/11/2022   | 8/3/2022               |
| ENG-17 Existing Drainage Areas                   | 2/11/2022   | 8/3/2022               |
| ENG-18 Proposed Drainage Areas                   | 2/11/2022   | 8/3/2022               |
| ENG-19 Proposed Drainage Areas                   | 2/11/2022   | 8/3/2022               |
| ENG-20 Erosion and Sediment Control Plan         | 2/11/2022   | 8/3/2022               |
| ENG-21 Erosion and Sediment Control Plan         | 2/11/2022   | 8/3/2022               |
| ENG-22 Erosion and Sediment Control Plan Details | 2/11/2022   | 8/3/2022               |
| ENG-23 Wetland Impact Plan                       | 2/11/2022   | 8/3/2022               |
| ENG-24 Stream Crossing Plan                      | 2/11/2022   | 8/3/2022               |

**Conditions of Approval:**

This approval is granted with the following conditions:

1. The applicant must schedule and conduct a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the engineer, the contractor, and DEP staff.
2. The applicant shall have a qualified professional (licensed professional engineer or a certified professional in erosion and sediment control) conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by the qualified professional at least every 7 calendar days. An inspection report should be kept in a site logbook and shall be maintained on-site and be made available to the permitting authority upon request.

3. The applicant is required to submit as-built drawings for all stormwater management and water quality facilities. Within thirty (30) days of the completion of the stormwater management facility, a copy of the "as built plans" must be submitted to the DEP. When a SWPPP requires the services of a design engineer, the "as built plans" must also be certified.
4. The Stormwater Pollution Prevention Plans listed in Table "A" must be included with the stormwater report and available on site during all phases of clearing, grading and construction. All contractors involved in earth moving activities should become familiar with the specifications and procedures contained in this document, in addition to the design plans.
5. The regulated activity must be conducted in compliance with the plans as approved, listed in Table "A" above, all applicable accepted standards, and all applicable laws, rules and regulations which form the basis of this approval and the associated conditions. The approved documents shall not be modified or amended without the prior written approval of the DEP. Alteration or modification of any project in a manner, which would require an amended SWPPP pursuant to Part III of the NYSDEC General Permit No. GP-0-15-002 shall require review and approval by the DEP.
6. The approval of this plan is based solely upon the material submitted and is granted based upon the accuracy of such material. In the event the material submitted is inaccurate or misleading, this approval is not valid, and any construction of the project is in violation of the Watershed Regulations.
7. The design professional approving this plan, or his representative, shall receive a minimum of forty-eight (48) hours advance notice prior to the commencement of construction activity so that inspections can be scheduled to monitor the construction progress.
8. Filter areas for dewatering of excavations and trenches must be of adequate cover, size and slope to prevent a discharge of turbidity into drainage ditches, and watercourses. If there are no suitable areas at any location in the project area, alternate means including (but not limited to) filter bags, and tanker trucks to transport sediment-laden water to adequate filter areas must be used.
9. This approval letter must be included with the plans and documentation, and must be available on site during all phases of clearing, grading and construction. All contractors involved in earth moving activities must become familiar with the specifications and procedures contained in this document, in addition to the design plans.
10. This approval constitutes an acceptance and approval by the DEP of only the physical design of the stormwater system for proposed installation and operation on a watershed of the New York City Water Supply. An approval from the DEP of the stormwater system design does not affect any existing property rights, title, or interest, including without limitation, any public or private restrictions upon the use of the land. Therefore, this determination shall not be considered to be a grant or waiver of any property right or construed to invalidate any rule or regulation enforceable by any local or regional authority having jurisdiction.





July 15, 2025

Re: CWC/Construction Phase Engineering Services  
Windham Luxury Estates  
KA # 292021.01

Dear Racheal,

The remaining Construction Phase Engineering Services for Windham Luxury Estates owned by Catskill Windham Holdings, LLC (Mike Bonfiglio) include \$9,708.12 billed from January 1, 2024 to this date which hasn't been reimbursed yet along with and an estimated \$10,000.00 which includes weekly SWPPP inspections and reports, Survey Stakeout, and Survey As-builts From July 15 to the anticipated completion.

If you have any questions or concerns, please feel free to contact our office.

Sincerely,  
**Kaaterskill Associates**

Scott Ouimet, P.E.  
Senior Civil Engineer

## Windham Luxury Estates



**Scott Ouimet** <s.ouimet@keaeng.com>

To: Rachel Burger

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Tue 7/15/2025 9:18 AM

 You replied to this message on 7/15/2025 2:54 PM.  
If there are problems with how this message is displayed, click here to view it in a web browser.

Good morning Rachel,

I was looking at what Stacey put together for the original application and I didn't see any number for Kaaterskill in the construction estimate. Did that get revised and we just didn't save it or did we miss this on this project. This could be a part of why this is over budget as we have been doing weekly inspections and reports, site visits, and stakeout since 2022. This is certainly something that has been adding to the cost as the project has gone slow. Partly because Ryan has been busy and Mike hasn't been pushing but I also know there was a big delay waiting for NYSEG.

**Scott Ouimet, P.E.**

Senior Engineer

**Kaaterskill Associates**

517 Main Street

PO Box 1020

Cairo, NY 12413

518-622-9667 X204

518-622-9047 Fax



*Helping Build Your Future*

[www.keaeng.com](http://www.keaeng.com)



**RYAN MARTIN**

PO BOX 706  
TANNERSVILLE, NY 12485  
Website: ryanmartinexcavating.com  
Phone: 607-644-8860

**Estimate**

|      |           |
|------|-----------|
| Date | Estimate# |
| 7/13 | 1232      |

Bill To

Client

Mike Bonfiglio

Application 2

Job Location

116 & 125 Galway Rd  
Windham NY 12496

| Date | Description                                                       | Price         |
|------|-------------------------------------------------------------------|---------------|
|      | Notes:                                                            |               |
|      | To Finish Stormwater at Luxury Estates - Attenuation Basin        |               |
|      | Topsoil Allowance - 300yds @ \$45.00/yd                           | \$ 13,500.00  |
|      | Machine - Grading Top Soil                                        | \$ 7,000.00   |
|      | Labor                                                             | \$ 7,000.00   |
|      | Hay & Seed                                                        | \$ 2,500.00   |
|      | DEP has required topsoil on Attenuation Basin in some areas       |               |
|      | Stone Allowance for Level Spreaders as needed - 166 tons 3        |               |
|      | Stone Delivered to site                                           | \$ 5,000.00   |
|      | Machine time and labor - installing 166 tons of 3 stone as needed | \$ 5,000.00   |
|      | 3040sq ft BioRetention area 1 & 2                                 |               |
|      | Mulch @ \$50/yd 100 yds delivered                                 | \$ 5,000.00   |
|      | Plants                                                            | \$ 12,000.00  |
|      | All Piping                                                        | \$ 20,000.00  |
|      | Liners                                                            | \$ 6,900.00   |
|      | Pretreatment                                                      | \$ 15,000.00  |
|      | Grading                                                           | \$ 15,000.00  |
|      | Planting Soil                                                     | \$ 22,500.00  |
|      | Hay & Seed 40000 sq ft                                            | \$ 10,000.00  |
|      | SUBTOTAL                                                          | \$ 146,400.00 |
|      | DISCOUNT                                                          |               |
|      | TOTAL                                                             | \$ 146,400.00 |



## RYAN MARTIN

PO Box 706  
TANNERSVILLE, NY 12485  
Website : [ryanmartinexcavating.com](http://ryanmartinexcavating.com)  
Phone : 607-644-8860

To Whom It May Concern,

7/15/2025

I am writing to provide a formal explanation regarding the recent increase in costs associated with the Windham Luxury Stormwater Project currently underway in Windham NY. During the course of the project, we encountered unforeseen circumstances, that required adjustments to the original scope of work. These additional change orders were necessary to address evolving site conditions and project requirements. These changes, while necessary to maintain safety and compliance with DEP regulations and municipal stormwater standards, resulted in an extended project timeline and increased labor and equipment hours on-site.

Furthermore, since the original quote was provided, there has been a notable increase in the cost of materials. Market conditions—such as supplier shortages, transportation impacts, and general inflation in the construction sector—have caused pricing on key components of the project to rise. These fluctuations have directly impacted the material budget we had initially projected.

We understand that cost adjustments can be concerning, and we want to assure you that we have made every effort to minimize the impact wherever possible. Our team remains committed to delivering the best possible outcome for your project.

If you have any questions or concern, please feel free to reach out.

Thank you,

*Holly Hanzl*

Holly Hanzl

RM Excavating Inc.

**RESOLUTION NO. 5832**  
**BOARD REVIEW OF**  
**CWC FUTURE STORMWATER PROGRAM APPLICATION FOR**  
**STONEWALL WINDHAM LLC; STORMWATER CONTROLS**

**WHEREAS**, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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**, the CWC in consultation with New York City Department of Environmental Protection (NYCDEP) established the Future Stormwater Program (Program) that provides for reimbursement or voucher for eligible stormwater projects; and

**WHEREAS**, the Future Stormwater Program Rules require that each application, with all documentation and staff recommendations shall be presented to the Board of Directors for approval of funding; and

**WHEREAS**, Stonewall Windham LLC, has applied to the CWC Future Stormwater Program for one-half of 50% reimbursement of eligible design and construction costs for stormwater controls for 16 new townhouse buildings in the amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); 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 CWC Future Stormwater Programs of eligible stormwater costs for an amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); and

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

**NOW, THEREFORE, LET IT BE RESOLVED**, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the Future Stormwater Program in the total not-to-exceed amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) for design and construction costs of stormwater controls for 16 new townhouse buildings.

**Stonewall Windham LLC****Program:** FSW/MOA-145**Address:** 1 Tennis Lane, Windham NY 12496**Engineer:** Katterskill Engineers**Contractor:** Ryan Martin**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.

| <b>COST BREAKOUT</b>      |                       |
|---------------------------|-----------------------|
| Design:                   | \$59,907.11           |
| Construction:             | \$1,725,945           |
| <b>Total:</b>             | <b>\$1,785,852.11</b> |
| 15% Contingency:          | \$267,877.82          |
| <b>TOTAL:</b>             | <b>\$2,053,729.93</b> |
| <b>50% Election</b>       | <b>\$1,026,864.96</b> |
| <b>PROGRAM ALLOCATION</b> |                       |
| 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**

**RESOLUTION NO. 5833**  
**BOARD REVIEW OF**  
**CWC MOA 145 PROGRAM APPLICATION FOR**  
**CATSKILL HOLDINGS WINDHAM LLC STORMWATER CONTROLS ADDITIONAL**  
**FUNDS**

**WHEREAS**, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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 York State, independently owned and operated, and employ one hundred (100) or less individuals; and

**WHEREAS**, the Future Stormwater/MOA 145 Program Rules require that each application, with all documentation and staff recommendations shall be presented to the Board of Directors for approval of funding; and

**WHEREAS**, Catskill Holdings Windham, LLC., has applied for additional funds to the CWC MOA-145 Program for one half of 50% reimbursement of eligible design and construction costs for stormwater controls for a subdivision for an amount of Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28); 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 CWC MOA-145 Programs of eligible stormwater design and construction costs for an amount of Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28); and

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

**NOW, THEREFORE, LET IT BE 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 Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28); for design and construction costs of stormwater controls for subdivision to Catskill Holdings Windham, LLC.

**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.

| <b>COST BREAKOUT</b>      |                      |
|---------------------------|----------------------|
| Design:                   | \$ 19,708.12         |
| Construction:             | \$ 221,499.82        |
| Total:                    | \$241,207.94         |
| 15% Contingency:          | \$ 36,181.19         |
| <b>TOTAL:</b>             | <b>\$ 277,389.13</b> |
| <b>50% Election</b>       | <b>\$ 138,694.57</b> |
| <b>PROGRAM ALLOCATION</b> |                      |
| 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**

**RESOLUTION NO. 5834**  
**BOARD REVIEW OF**  
**CWC MOA 145 PROGRAM APPLICATION FOR**  
**STONEWALL WINDHAM LLC; STORMWATER CONTROLS**

**WHEREAS**, Section 128(c)(i) of the 1997 New York City Watershed Memorandum of Agreement (MOA) 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 York 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**, Stonewall Windham LLC, has applied to the CWC MOA 145 Program for one-half of 50% reimbursement of eligible design and construction costs for stormwater controls for 16 new townhouse buildings in the amount of Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); 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 Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48); and

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

**NOW, THEREFORE, LET IT BE 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 Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) for design and construction costs of stormwater controls for 16 new townhouse buildings.

**Stonewall Windham LLC****Program:** FSW/MOA-145**Address:** 1 Tennis Lane, Windham NY 12496**Engineer:** Katterskill Engineers**Contractor:** Ryan Martin**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.

| <b>COST BREAKOUT</b>      |                       |
|---------------------------|-----------------------|
| Design:                   | \$59,907.11           |
| Construction:             | \$1,725,945           |
| <b>Total:</b>             | <b>\$1,785,852.11</b> |
| 15% Contingency:          | \$267,877.82          |
| <b>TOTAL:</b>             | <b>\$2,053,729.93</b> |
| <b>50% Election</b>       | <b>\$1,026,864.96</b> |
| <b>PROGRAM ALLOCATION</b> |                       |
| 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 WATERSHED CORPORATION**  
669 County Highway 38 Suite 1, Arkville, NY 12406 PH: (845)-586-1400  
**FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION**

| APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT NAME: <b>Teddy Wasserman, Stonewall Windham LLC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                | TITLE:                                                                                                                                                  |                                                                                                                                                                                                                                                          |
| APPLICANT MAILING ADDRESS: <b>210 West 11th St, New York, NY 10014</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| PROJECT ADDRESS: <b>1 Tennis Lane, Windham NY 12496</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| TELEPHONE NUMBER: <b>646-872-5242</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                | APPLICANT EMAIL ADDRESS: <b>tw@cloverhillgroup.com</b>                                                                                                  |                                                                                                                                                                                                                                                          |
| AUTHORIZED REPRESENTATIVE NAME: <b>Teddy Wasserman</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                | AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: <b>646-872-5242 / tw@cloverhillgroup.com</b>                                                        |                                                                                                                                                                                                                                                          |
| PROJECT CONSULTANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| ENGINEER: <b>Darrin Elsom</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                | EMAIL ADDRESS: <b>d.elsom@keaeng.com</b>                                                                                                                |                                                                                                                                                                                                                                                          |
| CONTRACTOR: <b>Ryan Martin</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                | EMAIL ADDRESS: <b>ryanmartin4990@gmail.com</b>                                                                                                          |                                                                                                                                                                                                                                                          |
| OTHER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                | EMAIL ADDRESS:                                                                                                                                          |                                                                                                                                                                                                                                                          |
| Total D&C: \$1,785,852.11<br>15% CWC Contingency: \$267,877.82<br>Project Total: \$2,053,729.93<br>50% Eligible: \$1,026,864.96                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| PROJECT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| PROJECT TYPE: <input type="checkbox"/> SINGLE-FAMILY <input checked="" type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> SMALL BUSINESS* <input type="checkbox"/> IRSP <input type="checkbox"/> LOW INCOME HOUSING <input type="checkbox"/> OTHER:                                                                                                                                                                                                                                                                              |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| <small>* A small business is defined in the MOA as, residents in NYS, independently owned, operated, and employs one hundred (100) or less individuals. See section 5.00:03 of the Program Rules</small>                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| CWC Adjusted \$59,907.11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| CWC Adjusted \$1,725,945                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| DESIGN COSTS: <input type="checkbox"/> ESTIMATED <input checked="" type="checkbox"/> ACTUAL                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                | CONSTRUCTION COSTS: <input checked="" type="checkbox"/> ESTIMATED <input checked="" type="checkbox"/> ACTUAL                                            |                                                                                                                                                                                                                                                          |
| \$ <b>\$18,308.27</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                | \$ <b>1,758,347.50</b>                                                                                                                                  |                                                                                                                                                                                                                                                          |
| TOTAL FUNDING REQUESTED: \$ <b>888,327.88</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| OTHER FUNDING APPLIED / RECEIVED FOR THE PROJECT (List and Describe)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| ELECTION FOR REIMBURSEMENT: <input checked="" type="checkbox"/> 50% of <u>ALL</u> Stormwater costs                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                | METHOD OF PAYMENT: <input type="checkbox"/> VOUCHER                                                                                                     |                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> Itemized <u>DEP ONLY</u> costs                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                | <input checked="" type="checkbox"/> REIMBURSEMENT                                                                                                       |                                                                                                                                                                                                                                                          |
| <b>NYCDEP Stormwater Pollution Prevention Plan (SWPPP)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                | <b>NYCDEP Individual Residential Stormwater Permit (IRSP)</b>                                                                                           |                                                                                                                                                                                                                                                          |
| Approval Date: <b>6/17/2009</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                | Approval Date:                                                                                                                                          |                                                                                                                                                                                                                                                          |
| Permit #: <b>2005-SC-1154-SP.1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                | Permit #:                                                                                                                                               |                                                                                                                                                                                                                                                          |
| DEP Representative: <b>James Watkins</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                | DEP Representative:                                                                                                                                     |                                                                                                                                                                                                                                                          |
| IS THE PROJECTS STORMWATER PLAN REQUIRED BY STATE AND/OR FEDERAL GOVERNMENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if yes please provide the below permit information)                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| NYSDEC SPDES General Permit for Stormwater Discharges <input type="checkbox"/> YES <input type="checkbox"/> NO                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                | Approval Date:                                                                                                                                          | DEC Representative                                                                                                                                                                                                                                       |
| LIST OF ENCLOSED ATTACHMENTS (check all that apply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| <b>From NYC DEP:</b><br><input type="checkbox"/> Notice of Violation (NOV)<br><input checked="" type="checkbox"/> SWPPP Approval<br><input type="checkbox"/> Construction Approval (CA)<br><input type="checkbox"/> Notice of Violation Closure                                                                                                                                                                                                                                                                                       | <b>From ENGINEER:</b><br><input checked="" type="checkbox"/> Full SWPPP<br><input type="checkbox"/> As-Built Drawings<br><input type="checkbox"/> Operation & Maintenance Plan | <b>From NYS DEC:</b><br><input checked="" type="checkbox"/> Notice of Intent (NOI)<br><input type="checkbox"/> Notice of Incomplete Application (NOICA) | <b>Other:</b><br><input checked="" type="checkbox"/> Design/Construction Invoices<br><input checked="" type="checkbox"/> Proof of Payments<br><input checked="" type="checkbox"/> W-9<br><input type="checkbox"/> Messages with DEP, Engineer, DEC, etc. |
| CERTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| 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 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. |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| PRINT CLAIMANT NAME<br><b>Teddy Wasserman<br/>Stonewall Windham LLC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                | CLAIMANT SIGNATURE<br>                                               | DATE<br><b>6/10/2025</b>                                                                                                                                                                                                                                 |



**Rohit T. Aggarwala**  
Commissioner

**Paul V. Rush, P.E.**  
Deputy Commissioner  
Bureau of Water Supply  
prush@dep.nyc.gov

71 Smith Avenue  
Kingston, New York  
12401

T: (845) 340-7800  
F: (845) 334-7175

## EXTENSION OF APPROVAL

October 17, 2024

Stonewall Windham, LLC  
210 West 11<sup>th</sup> St.  
New York, NY 10014

**Re: Application to engage in a Regulated Activity**  
Stormwater (SP)  
Stonewall Glen Townhouses  
Project Log # 2005-SC-1154-SP.1  
South Street; Town of Windham; Greene County  
S/B/L(s): 95.07-1-98; Schoharie Reservoir Basin

To Whom it May Concern:

The New York City Department of Environmental Protection (DEP) has received your letter requesting an extension of the above referenced approval. Upon review and in accordance with Section 18-23 (a)(1) of the Watershed Regulations, DEP grants an extension of the approval for five (5) years subject to the conditions noted in the June 17, 2009, determination. This renewal is valid until October 17, 2029.

A copy of this letter and the determination must be available at the project site during construction.

If you have any questions regarding this matter, please contact me at (845) 340-7226.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Watkins', enclosed in a light gray rectangular box.

James Watkins  
Associate Project Manager  
Kingston Project Review

c: Darrin Elsom, PE - Kaaterskill Associates  
Chris Costello, PE - DEP  
Dominick Caropreso – (T) Windham Code Enforcement Officer  
Rachael Burger - CWC



**The City of New York**  
**Department of**  
**Environmental**  
**Protection**

**Steven W. Lawitts**  
**Acting Commissioner**  
**Bureau of Water Supply**  
**Paul V. Rush, PE**  
**Deputy Commissioner**

**James Watkins**  
**APM II**  
**Project Review**  
**West of Hudson**  
**71 Smith Avenue**  
**Kingston, NY 12401**  
**Tel (845) 340-7226**  
**Fax (845) 338-1371**

**STORMWATER POLLUTION PREVENTION PLAN**  
**DETERMINATION**

June 17, 2009

Mr. John Avanzato  
864 Shadow Ridge Road  
Franklin Lakes, NJ 07417

Re: Application to Engage in a Regulated Activity  
Stonewall Glen ay Windham  
Stormwater Pollution Prevention Plan (SWPPP)  
(T) Windham, Greene County  
Tax Map 95.00-16.11, 12  
Project Log # 2005-SC-1154-SP.1

Dear Mr. Avanzato:

This letter is to inform you that the submission of the Stormwater Pollution Prevention Plan (SWPPP) relating to the above referenced regulated activity pursuant to the "Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources" (Watershed Regulations) was approved on June 16, 2009. This approval is issued and based upon the rules and regulations contained in Article 11 of the New York State Public Health Law; the New York State Department of Environmental Conservation (NYSDEC) General Permit No. GP-93-06; and the Watershed Regulations, Section 128-3.9.

This Approval permits the activity as described below and in the SWPPP report entitled "Stonewall Glen at Windham" prepared by Kaaterskill Associates. This Approval pertains to the installation of stormwater management and sediment/erosion control measures as referenced in that SWPPP report and shown on the approved plan sheets, which are specifically described as follows:

**Table A.**  
**Consultant: Kaaterskill Associates**

| Title                     | Date    | Last Received/Revised |
|---------------------------|---------|-----------------------|
| Stonewall Glen at Windham | 7/17/08 | 4/15/09               |



**GENERAL DESCRIPTION:**

The project consists of the construction of 59 townhouses, clubhouse, retail building and gravel access roads/parking.

**DATES OF SITE INSPECTIONS AND SOILS TESTS:**

Soils were not tested as part of this approval.

**CONDITIONS OF APPROVAL:**

This approval is granted by the New York City Department of Environmental Protection (Department) with conditions. Failure to comply with the conditions listed below may be the cause for the initiation of an enforcement action:

1. The regulated activity must be conducted in compliance with the plans as approved, listed in the General Description above, all applicable accepted standards, and all applicable laws, rules and regulations which form the basis of this approval and the associated conditions. The approved documents shall not be modified or amended without the prior written approval of the Department. Alteration or modification of any project in a manner which would require an amended SWPPP pursuant to Part III, C of the NYSDEC General Permit No. GP-93-06 shall require review and approval by the Department.
2. The approval of this plan is based solely upon the material submitted and is granted based upon the accuracy of such material. In the event the material submitted is inaccurate or misleading, this approval is not valid, and any construction of the project is in violation of the Watershed Regulations.
3. The applicant must schedule a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the engineer, the contractor, and Department staff.
4. General construction practices shall be undertaken in accordance with the environmental controls indicated on the approved plans and in accordance with the New York Standards and Specifications for Erosion and Sediment Control (Blue Book).
5. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as "all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulch or geotextile) have been employed."

6. The engineer approving this plan, or his representative, shall receive a minimum of forty-eight (48) hours advance notice prior to the commencement of construction activity so that inspections can be scheduled to monitor the construction progress.
7. This approval shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of an approval must be submitted to the Department no less than 180 days prior to the expiration. Following expiration of the approval, the SWPPP may be resubmitted to the Department for consideration of a new approval.
8. When installed the stormwater system must be operated and maintained in accordance with the approved plans, the approved maintenance schedule, the Watershed Regulations and all other applicable regulations and/or standards. Whenever sediment is removed from any part of the system it shall be done in such a manner as to cause no nuisance, and the material shall be disposed of in accordance with applicable regulations.
9. This approval and all conditions of the approval are binding on the owner of the property where the SWPPP is to be located. Any references to the "applicant" in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.
10. If the applicant sells or otherwise transfers title to Stonewall Glen, the applicant shall require the new owner to comply with the stormwater pollution prevention plan (SWPPP) approved by the New York City Department of Environmental Protection on June 16, 2009 including, but not limited to, all provisions relating to erosion and sediment control during construction and to maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the new owner with a copy of the SWPPP, and shall cause the following real covenants and restrictions to be recorded with the deed for Stonewall Glen with the following provisions:
  - (A) The new owner hereby acknowledges covenants, warrants, and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.
  - (B) The installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the owners of Stonewall Glen, consumers of the New York City drinking water supply system as well as for all consumers of the New York City drinking water supply system.
  - (C) The new owner's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on the new owner's heirs, successors, and assigns.



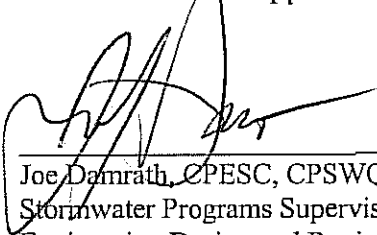
- (D) The new owner hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of Stonewall Glen, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.
- (E) Prior to conveying title to Stonewall Glen, the applicant shall submit to the New York City Department of Environmental Protection a proposed deed containing the aforementioned real covenants and restrictions. An appropriate sample form is available from the Department upon request.
11. The enclosed "Certification by Contractor(s) and Subcontractor(s)" form must be signed and returned to the Department a minimum of seventy-two (72) hours prior to any fieldwork being undertaken at the project site. The contractor(s) and Subcontractor(s) should be made aware of the requirements of this form prior to their submission of final bids.
12. A copy of the approved plans should be maintained for record, and a copy must be available for inspection at the construction site.

The terms of this approval are subject to the rules and regulations cited above. The Department reserves the right to modify, suspend or revoke this approval as set forth in Section 18-26 of the Watershed Regulations. Should modification, suspension or revocation of the approval be necessary, the Department will notify you, via certified mail or personal service, prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action, and explain the procedures to be followed.

This approval constitutes an acceptance and approval by the Department of only the physical design of the stormwater system for proposed installation and operation on a watershed of the New York City Water Supply. An approval from the Department of the stormwater system design does not affect any existing property rights, title, or interest, including without limitation, any public or private restrictions upon the use of the land. Therefore, this determination shall not be considered to be a grant or waiver of any property right, or construed to invalidate any rule or regulation enforceable by any local or regional authority having jurisdiction.

If you have any questions regarding this approval, please contact James Watkins at (845) 340-7226.

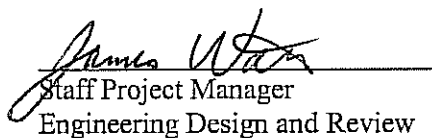
Determination of Approval



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Joe Damrath, CPESC, CPSWQ, PWS  
Stormwater Programs Supervisor  
Engineering Design and Review

Recommended for Approval:



---

James Watkins  
Staff Project Manager  
Engineering Design and Review

cc: Dominick Caropreso, Building Inspector, (T) Windham  
Carol Lamb-LaFey, NYSDEC  
Jeff Flack, GCSWCD  
Darrin Elsom, PE, Kaaterskill Associates

**NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**CERTIFICATION BY CONTRACTOR (S) AND SUBCONTRACTOR (S) PURSUANT**  
**TO PART III.E.2 OF THE SPDES GENERAL PERMIT GP-93-06**

Project Name: Stonewall Glen

Location: Town of Windham, Greene County, New York

Log Number: 2005-SC-1154-SP.1

In accordance with Part III.E.2 of the New York State Pollutant Discharge Elimination System (SPDES) Permit for Stormwater Discharges from Construction Activities (Permit No. GP-93-06) the contractor(s) and/or subcontractor(s) for the above referenced project certify as follows:

"I certify under penalty of law that I understand and agree to comply with the terms and conditions of the pollution prevention plan dated July 17, 2008 and last revised February 4, 2009 for the Stonewall Glen site as a condition of authorization to discharge stormwater. I also understand that Stonewall Glen must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. I also understand that I am required to comply with future revisions of the pollution prevention plan."

---

(Signature and Title) <sup>1</sup>

---

Contractor or subcontractor business name

---

Contractor or subcontractor address

---

Contractor or subcontractor phone

---

Date of Certification

---

<sup>1</sup> For a corporation, an officer of the Corporation or, for a partnership or sole proprietorship, by a general partner or the proprietor, respectively. For a municipality, State, federal, or other public agency: by either a principal executive officer or ranking elected official.



March 13, 2018

*Vincent Sapienza, P.E.  
Commissioner*

Mr. John Avanzato  
864 Shadow Ridge Road  
Franklin Lakes, NJ 07417

Re: Approval Renewal  
Stonewall Glen at Windham  
Stormwater Pollution Prevention Plan (SWPPP)  
(T) Windham, Greene County  
Project Log # 2005-SC-1154-SP.1

**Paul V. Rush, P.E.**  
Deputy Commissioner  
Bureau of Water Supply  
prush@dep.nyc.gov

71 Smith Avenue  
Kingston, NY 12401  
T: (845) 340-7800  
F: (845) 334-7175

Dear Mr. Avanzato:

This letter is in reference to the June 17, 2009 stormwater pollution prevention plan (SWPPP) approval issued by the New York City Department of Environmental Protection (DEP).

DEP has received your email correspondence dated March 13, 2018 requesting an extension of the SWPPP approval. Upon review and in accordance with Section 18-23(a)(1) and 18-39(b)(5) of the Watershed Regulations, DEP grants an extension of the SWPPP approval for 5 years subject to the conditions noted in the June 17, 2009 SWPPP determination. The extended SWPPP approval shall expire again on June 17, 2024.

If you have any questions, please do not hesitate to contact me at (845) 340-7226.

Sincerely,

Sincerely;

A handwritten signature in dark ink, appearing to read "James Watkins". The signature is fluid and cursive, with a large initial "J" and a stylized "W".

James Watkins  
APM II  
WOH Engineering Design Review

cc: Joe Damrath, CPESC, CPSWQ, PWS, NYCDEP  
Darrin Elsom, PE, Kaaterskill Associates  
Dominick Caropreso, Building Inspector, (T) Windham

118622.03R Stonewall Windham, LLC  
CWC Reimbursement

**Kaaterskill Associates**

| Date       | Invoice #     | Inv Amount  | Reimb Amount | Payment          |
|------------|---------------|-------------|--------------|------------------|
| 7/31/2022  | 118622.03R-01 | \$1,293.76  | \$646.88     | 11/17/2022 EFT   |
| 8/31/2022  | 118622.03R-02 | \$1,481.99  | \$741.00     | 11/17/2022 EFT   |
| 9/30/2022  | 118622.03R-03 | \$501.39    | \$250.70     | 11/17/2022 EFT   |
| 10/31/2022 | 118622.03R-04 | \$108.13    | \$54.07      | 11/17/2022 EFT   |
| 11/30/2022 | 118622.03R-05 | \$124.38    | \$62.19      | Retainer Applied |
| 12/31/2022 | 118622.03R-06 | \$635.00    | \$317.50     | 02/21/2023 EFT   |
| 1/31/2023  | 118622.03R-07 | \$395.14    | \$197.57     | 02/21/2023 EFT   |
| 2/28/2023  | 118622.03R-08 | \$406.80    | \$203.40     | 06/05/2023 EFT   |
| 3/31/2023  | 118622.03R-09 | \$323.05    | \$161.53     | 06/05/2023 EFT   |
| 4/30/2023  | 118622.03R-10 | \$297.64    | \$148.82     | 06/05/2023 EFT   |
| 5/31/2023  | 118622.03R-11 | \$258.65    | \$129.33     | 9/21/2023 EFT    |
| 6/30/2023  | 118622.03R-12 | \$796.39    | \$398.20     | 9/21/2023 EFT    |
| 7/31/2023  | 118622.03R-13 | \$567.16    | \$283.58     | 9/21/2023 EFT    |
| 8/31/2023  | 118622.03R-14 | \$1,385.91  | \$692.96     | 9/21/2023 EFT    |
| 9/30/2023  | 118622.03R-15 | \$4,268.72  | \$2,134.36   | 11/29/2023 EFT   |
| 10/31/2023 | 118622.03R-16 | \$1,842.00  | \$921.00     | 11/29/2023 EFT   |
| 11/30/2023 | 118622.03R-17 | \$386.82    | \$193.41     | 2/06/2024 EFT    |
| 12/31/2023 | 118622.03R-18 | \$828.50    | \$414.25     | 5/08/2024 EFT    |
| 1/31/2024  | 118622.03R-19 | \$365.56    | \$182.78     | 5/08/2024 EFT    |
| 2/29/2024  | 118622.03R-20 | \$356.95    | \$178.48     | 5/08/2024 EFT    |
| 3/31/2024  | 118622.03R-21 | \$388.06    | \$194.03     | 5/08/2024 EFT    |
| 4/30/2024  | 118622.03R-22 | \$330.56    | \$165.28     | Retainer Applied |
| 5/31/2024  | 118622.03R-23 | \$965.71    | \$482.86     | Retainer Applied |
| 6/30/2024  | 118622.03R-24 | \$283.51    | \$141.76     | UNPAID           |
| 7/31/2024  | 118622.03R-25 | \$255.47    | \$127.74     | UNPAID           |
| 8/31/2024  | 118622.03R-26 | \$252.83    | \$126.42     | UNPAID           |
| 9/30/2024  | 118622.03R-27 | \$265.46    | \$132.73     | UNPAID           |
| 10/31/2024 | 118622.03R-28 | \$277.16    | \$138.58     | UNPAID           |
|            |               | \$19,642.70 | \$9,821.35   |                  |

# 2025 PROJECT ESTIMATE TEMPLATE

**Estimate For:**

**Estimate for Stonewall SWPPP Eng costs from 6/20/25 forward**

[illegible]

|     |       |
|-----|-------|
| USE | 40000 |
|-----|-------|

Note 1 - Assume phase 2 is built in 2026 and phase 3 is built in 2027. Assume 3 month with only 1 site visit so say 42 site visits per year assume 30 more site visits in 2025. Total 114 site visits.

Note 2 - Assume 1.5 hours per site visit for site and report, and 20 miles per site visit at \$0.70/mile



PO BOX 706  
TANNERSVILLE, NY 12485  
Website: ryanmartinexcavating.com  
Phone: 607-644-8860

### Stonewall Glen

#### Site General Conditions

Mobilization/Demobilization Flat Fee

Site General Conditions Total

#### Building Related Site Work

Phase 1

Building Related Site Work Total

#### Site Demo

Remove salt shed \$0  
Existing Driveway Removal \$0

Site Demo Total \$0

#### Erosion Control

Silt Fence \$245,000  
Concrete Washout \$20,000

Erosion Control Total \$265,000

#### Earthwork

Clearing \$0.00  
Top Soil Stripping, Importing and Spreading \$0.00  
Bulk Cuts and Fills \$0  
Gravel Parking Area \$0  
Stone Dust Path \$0  
Trenching for Electric Lines \$0

Earthwork Total \$0.00

#### Asphalt Paving Sub Base

Fine Grade and Sub Base \$0  
Asphalt Paving Road 1-1 & Road 2 \$0

Asphalt Paving Sub Base Total \$0

#### Water & Sewer Line Utilities

Sanitary Sewer Piping w/ Trenching and Backfill \$0  
Sanitary MH's \$0  
Water System Piping w/ Trenching and Backfill \$0

Water & Sewer Line Total \$0

#### Storm Water Piping & Management

stormwater structures \$575,000  
Plunge Pools \$60,000  
Rip Rap/Flare Ends \$150,000  
Level Spreader/Channels \$178,045  
Underground Infiltration System \$175,000  
Catch Basins \$122,500  
Storm Water MH's \$44,000  
Culverts \$156,400

Storm Water Piping Total \$1,460,945

Project Total for all Material & Labor \$1,725,945

|            |  |  |  |  |  |  |  |
|------------|--|--|--|--|--|--|--|
|            |  |  |  |  |  |  |  |
| Silt Fence |  |  |  |  |  |  |  |

| Equipment                  | Qty    | Units           | Rate      | Amount        |
|----------------------------|--------|-----------------|-----------|---------------|
| Silt Fence                 | 5000   | Per Linear Foot | \$ 5.00   | \$ 25,000.00  |
| Hay and Seed               | 480000 | Per Sq Ft       | \$ 0.25   | \$ 120,000.00 |
| man hole /inlet protection | 1000   | per inlet       | \$ 100.00 | \$ 100,000.00 |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               |           | \$ -          |
| -                          |        | -               | TOTAL     | \$ 245,000.00 |

|                  |  |  |  |  |  |  |  |
|------------------|--|--|--|--|--|--|--|
|                  |  |  |  |  |  |  |  |
| Concrete Washout |  |  |  |  |  |  |  |

| Equipment        | Qty | Units   | Rate        | Amount       |
|------------------|-----|---------|-------------|--------------|
| Concrete Washout | 20  | Per Pit | \$ 1,000.00 | \$ 20,000.00 |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
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| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       | TOTAL       | \$ 20,000.00 |



| Bioretention Ponds/Pretreatment |     |       |               |               |
|---------------------------------|-----|-------|---------------|---------------|
| Equipment                       | Qty | Units | Rate          | Amount        |
| stormwater structure one        | 1   |       | \$ 200,000.00 | \$ 200,000.00 |
| stormwater structure two        | 1   |       | \$ 30,000.00  | \$ 30,000.00  |
| stormwater structure three      | 1   |       | \$ 150,000.00 | \$ 150,000.00 |
| stormwater structure four       | 1   |       | \$ 150,000.00 | \$ 150,000.00 |
| stormwater structure 5          | 1   |       | \$ 45,000.00  | \$ 45,000.00  |
| -                               | -   | -     |               | \$ -          |
| -                               | -   | -     |               | \$ -          |
| -                               | -   | -     |               | \$ -          |
| -                               | -   | -     |               | \$ -          |
| -                               | -   | -     |               | \$ -          |
| -                               | -   | -     |               | \$ -          |
| -                               | -   | -     |               | \$ -          |
| -                               | -   | -     | TOTAL         | \$ 575,000.00 |

| Plunge Pools |     |          |             |              |
|--------------|-----|----------|-------------|--------------|
| Equipment    | Qty | Units    | Rate        | Amount       |
| Plunge Pool  | 40  | per pool | \$ 1,000.00 | \$ 40,000.00 |
| Check Dams   | 200 | per dam  | \$ 100.00   | \$ 20,000.00 |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        |             | \$ -         |
| -            | -   | -        | TOTAL       | \$ 60,000.00 |

| Rip rap/Flared ends |      |                 |          |               |
|---------------------|------|-----------------|----------|---------------|
| Equipment           | Qty  | Units           | Rate     | Amount        |
| Rip Rap Flare Ends  | 2000 | Per Linear Foot | \$ 75.00 | \$ 150,000.00 |
| -                   | -    | -               |          | \$ -          |
| -                   | -    | -               | TOTAL    | \$ 150,000.00 |

| Level Spreader/Channels      |      |                 |          |               |
|------------------------------|------|-----------------|----------|---------------|
| Equipment                    | Qty  | Units           | Rate     | Amount        |
| Channel 2ft deep x 2 ft wide | 5087 | Per Linear foot | \$ 35.00 | \$ 178,045.00 |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               |          | \$ -          |
| -                            | -    | -               | TOTAL    | \$ 178,045.00 |

| Underground Infiltration System                                           |     |       |               |               |
|---------------------------------------------------------------------------|-----|-------|---------------|---------------|
| Equipment                                                                 | Qty | Units | Rate          | Amount        |
| High Capacity Infiltrator Underground Chamber by Infiltrator Systems Inc. | 1   |       | \$ 175,000.00 | \$ 175,000.00 |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     |               | \$ -          |
| -                                                                         | -   | -     | Notes:        | \$ -          |
| -                                                                         | -   | -     | TOTAL         | \$ 175,000.00 |

| Catch Basins    |     |           |             |               |
|-----------------|-----|-----------|-------------|---------------|
| Equipment       | Qty | Units     | Rate        | Amount        |
| 5ft Catch Basin | 35  | Per Basin | \$ 3,500.00 | \$ 122,500.00 |
| -               | -   | -         |             | \$ -          |
| -               | -   | -         |             | \$ -          |
| -               | -   | -         |             | \$ -          |
| -               | -   | -         |             | \$ -          |
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| -               | -   | -         |             | \$ -          |
| -               | -   | -         |             | \$ -          |
| -               | -   | -         |             | \$ -          |
| -               | -   | -         |             | \$ -          |
| -               | -   | -         |             | \$ -          |
| -               | -   | -         | TOTAL       | \$ 122,500.00 |

| Storm MH's       |     |         |             |              |
|------------------|-----|---------|-------------|--------------|
| Equipment        | Qty | Units   | Rate        | Amount       |
| SMH 48x8' coated | 10  | Per SMH | \$ 4,400.00 | \$ 44,000.00 |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       |             | \$ -         |
| -                | -   | -       | TOTAL       | \$ 44,000.00 |

| Culverts                |      |                 |          |               |
|-------------------------|------|-----------------|----------|---------------|
| Equipment               | Qty  | Units           | Rate     | Amount        |
| 12in culvert pipe 0-5ft | 1800 | Per Linear Foot | \$ 40.00 | \$ 72,000.00  |
| 18in culvert pipe 0-5ft | 1000 | Per Linear Foot | \$ 55.00 | \$ 55,000.00  |
| 24in culvert pipe 0-5ft | 430  | Per Linear Foot | \$ 70.00 | \$ 30,100.00  |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               |          | \$ -          |
| -                       | -    | -               | TOTAL    | \$ 157,100.00 |

**RESOLUTION NO. 5835**

**CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION**  
**PROPERTY PROTECTION MEASURES FEASIBILITY STUDY**  
**ADRIAN COLARUSSO – 1392 ROUTE 214, LANESVILLE**

**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 Hunter accepted a local flood analysis for the hamlet of Lanesville and such analysis recommended flood mitigation of structures in the one-hundred-year floodplain; and

**WHEREAS**, CWC FHMIP Program Rules, adopted by the CWC Board, provide that eligible projects include feasibility study of property protection measures identified by a local flood analysis up to Five Thousand Dollars (\$5,000.00) per property; and

**WHEREAS**, by Resolution 4292, the CWC Board approved the retention of Labella Associates to complete FHMIP property protection feasibility studies as the CWC Feasibility Studies Consultant for property owners who did not desire to hire their own consultant; and

**WHEREAS**, Adrian Colarusso submitted an application to CWC for funding of feasibility study for flood mitigation of a structure at 1392 Route 214, in the hamlet of Lanesville in an amount not to exceed Five Thousand Dollars (\$5,000.00) utilizing CWC’s FHMIP consultant; and

**WHEREAS**, the CWC Wastewater Committee recommended that the CWC Board of Directors approve Adrian Colarusso’s application in an amount not to exceed Five Thousand Dollars (\$5,000.00) for feasibility study to flood mitigation of a building in the hamlet of Lanesville.

**NOW, THEREFORE, LET IT BE RESOLVED,** that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves funding for the Flood Mitigation Feasibility Study for a building owned by Adrian Colarusso in an amount not to exceed Five Thousand Dollars (\$5,000.00) through CWC's Feasibility Studies Consultant.

**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**

## Application Form

## 1. Cover Page

Please print or type all information.

Adrian Colarusso Property Protection Feasibility Study

Project Title

Michelle Yost, GCSWCD518-589-6871/ 518-589-6874

Project Contact Person

Telephone number / fax

Adrian Colarusso

Applicant

Tax ID number

Please check the appropriate box to describe applicant.

☐ Municipality☒ Property Owner☐ Other -describe \_\_\_\_\_1392 Route 214

Address

LanesvilleNY12450Greene/Hunter

City

State

Zip Code

County/Town

609-306-6641

Telephone #

Fax #

atcolarusso@gmail.com

E-mail

Chief executive officer of applicant organization /

Title

Description of organization: \_\_\_\_\_

\$5,000.00

Amount requested

Property Protection Measures Study

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 July/August 2025 - January 2026

Are you proposing a multi-year project?

☐ yes, ☒ noAuthorized Signature Adrian Colarusso

Date

6/24/25Print Name Adrian Colarusso

## Application Form

## 2. Project Summary Page

Name of project A. Colarusso Property Protection Feasibility Applicant Adrian Colarusso

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.

The Town of Hunter recently completed a Local Flood Analysis (LFA) for the Lanesville hamlet. The LFA recommends pursuing property specific flood mitigation measures for homeowners located in the floodplain. Mr. Colarusso's home is located in the 100-year floodplain and he is interested in a feasibility study to explore flood mitigation measures. Based on recommendations in the report and available options, he will decide if he applies for implementation funding.

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

The long-term goal of the study is to determine what flood prevention measures can be applied to this home.

The home is located in the 100-year (SFHA). Preventing flood damage will help the homeowner and the town build community resiliency.

**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 A. Colarusso Property Protection Feasibilit Applicant Adrian Colarusso

Page 1 of 1 pages List attachments LFA section supporting application, site location map

Attached as part of this application please find:

1. The Local Flood Analysis (LFA) sections that recommend Individual Property Protection Measures
2. A site location map
3. Resolution from the Town of Hunter accepting the Lanesville LFA

**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:

To be determined. Estimated time frame for hiring consultant is 2 - 4 months from date of award.

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):

## Application Form

## 5. Budget

Name of project A. Colarusso Property Protection Feasibili Applicant Adrian ColarussoPage 1 of 1 pages

List attachments \_\_\_\_\_

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

| Item description                          | Cost Share | Funding Requested | Total Cost |
|-------------------------------------------|------------|-------------------|------------|
| Engineering/Design                        |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Land Purchase for Relocation              |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
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|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Construction/Implementation               |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Indirect                                  |            |                   |            |
| Administrative                            |            |                   | \$0.00     |
| Planning or Feasibility Study             |            | \$5,000.00        | \$5,000.00 |
| Legal                                     |            |                   | \$0.00     |
| Contingency                               |            |                   | \$0.00     |
|                                           |            |                   |            |
| Other (in-kind, material, equipment, etc) |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   |            |
| Total Cost                                | \$0.00     | \$5,000.00        | \$5,000.00 |



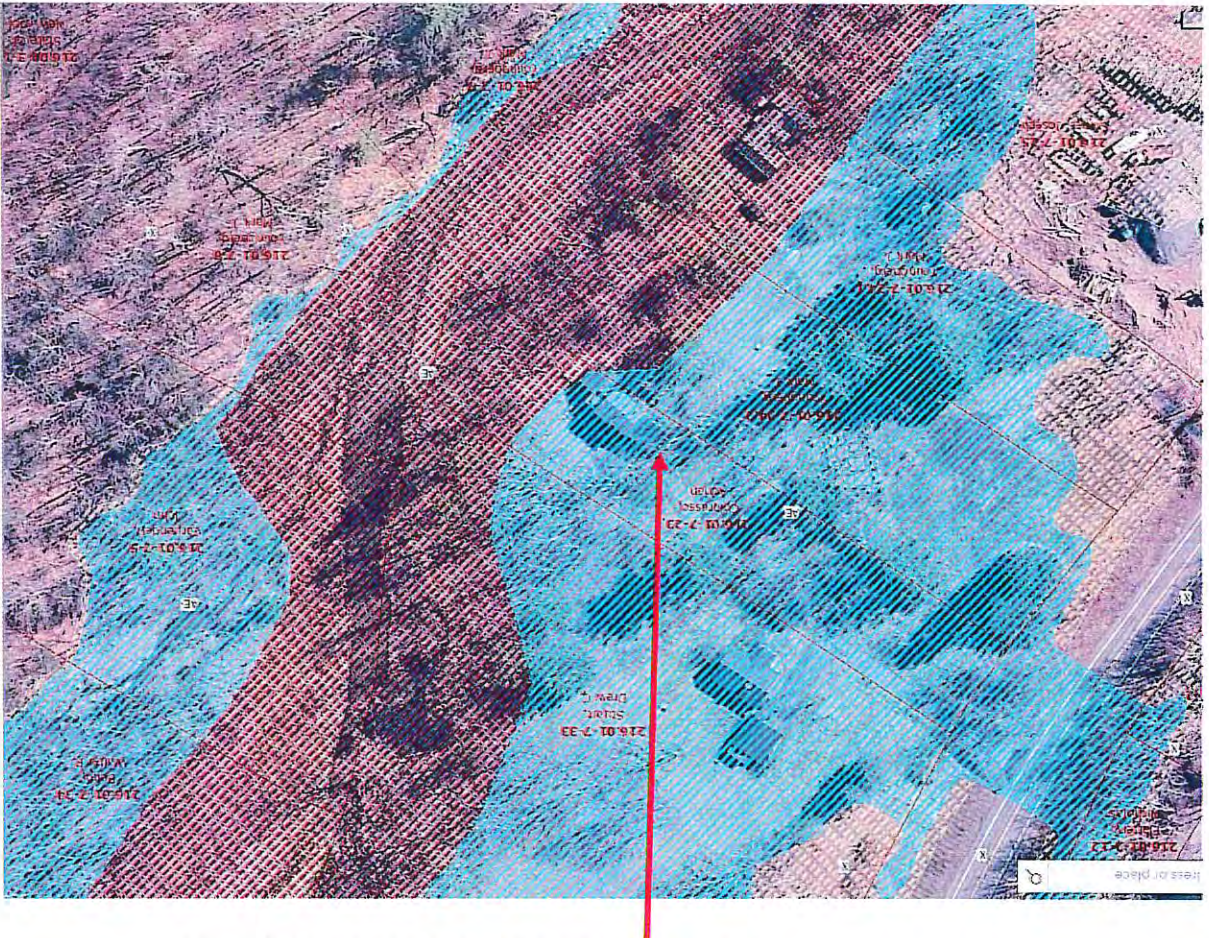
## Site map

1392 State Route 214, Lanesville, NY 12450

Adrian Colarusso, property owner

Tax ID # 216.01-7-23

Adrian's home in 100-year floodplain



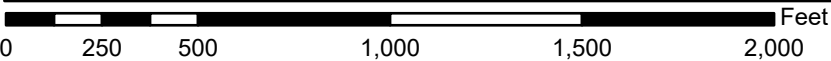
AE floodplain (blue) and Floodway (red) of the Stony Clove



# National Flood Hazard Layer FIRMMette



74°16'20"W 42°7'33"N



1:6,000

74°15'43"W 42°7'6"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
|                             |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
| OTHER FEATURES              |  | Levee, Dike, or Floodwall                                                                                                                                         |
|                             |  | Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                      |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | Profile Baseline                                                                                                                                                  |
|                             |  | Hydrographic Feature                                                                                                                                              |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/17/2025 at 4:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**Town of Hunter**

**RESOLUTION # 5 of 2025**

**ACCEPTING LANESVILLE LOCAL FLOOD ANALYSIS**

**WHEREAS**, the Town of Hunter's hamlet of Lanesville is subject to flooding that can damage property, close businesses, disrupt traffic, and present a public health and safety hazard; and

**WHEREAS**, funding from Ashokan Watershed Stream Management Program (AWSMP) was obtained to conduct a Local Flood Analysis (LFA) and mitigation plan for the hamlet of Lanesville; and

**WHEREAS**, a useful and effective plan requires the understanding of flood hazards, what exacerbates flooding, and participation and support of different public and private individuals, agencies and organizations that are impacted by natural hazards and/or that can help mitigate the impacts; and

**WHEREAS**, several federal programs require a formal flood mitigation plan to qualify for their benefits; and

**WHEREAS**, the Town of Hunter recently completed a detailed LFA for the hamlet of Lanesville, with technical assistance from SLR International Corp., AWSMP, Ulster County Dept of Environment, Greene County Soil and Water Conservation District, and NYC Department of Environmental Protection; and

**WHEREAS**, the Town of Hunter formed a Flood Remediation Committee to guide the process and recommendations; and

**WHEREAS**, the report identifies mitigation measures for the municipality and property owners to consider,

**NOW, THEREFORE BE IT RESOLVED THAT:**

The Town Board of the Town of Hunter accepts the Lanesville Local Flood Analysis produced by SLR International Corporation dated June 2025.

A motion to adopt this resolution was made by Supervisor Sean Mahoney and seconded by Councilman David Kukle.

Adopted:

Supervisor: Sean Mahoney

Councilmen: Raymond Legg (Absent)  
Dolph Semenza  
David Kukle  
Ernie Reale

STATE OF NEW YORK  
COUNTY OF GREENE

I, Corina Pascucci, Clerk of the Town of Hunter, in the County of Greene, New York, DO HEREBY CERTIFY that I have compared the preceding Resolution with the original thereof filed in my office on June 26, 2025 and that the same is a true and correct copy of said original and of the whole thereof so far as the same relate to the subject matters referred to therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Hunter this 9th day of July 2025.

  
Town Clerk

SEAL OF THE  
TOWN OF HUNTER



# Hamlet of Lanesville

## Local Flood Analysis

### Town of Hunter, New York

PO Box 70, 5742 State Route 23A  
Tannersville, NY 12485

Prepared by:

**SLR Engineering, Landscape Architecture, and Land Surveying, P.C.**

231 Main Street, Suite 102, New Paltz, New York, 12561

SLR Project No.: 142.17020.00003

June 19, 2025



Making Sustainability Happen



- Focus Area 3 (Section 3.1.4) is located along NY-214 across from Beecher Road where flood-prone properties lie between the state highway and Stony Clove Creek.
- Focus Area 4 (Section 3.1.5) is located between Benjamin Road and Wright Road along Stony Clove Creek.

Relocation, elevation, or floodproofing of flood-prone homes in the entire LFA area is recommended, with emphasis on improving flood resiliency in the focus areas where there is relatively high-density development in the floodplain. Some buildings may be near floodplain boundaries or in areas of shallow flooding and may benefit from an Elevation Certificate. Residents of flood-prone properties are encouraged to purchase flood insurance and file claims when damages occur.

Erosion hazard areas were identified through field reconnaissance, desktop analysis, input from the HLFRC, and stream management plans. Areas of stream sediment accumulation and channel downcutting are prone to lateral instability and bank erosion. The steep tributaries of Hollow Tree Brook and Myrtle Brook are sediment source areas that deliver material to the lower gradient Stony Clove Creek. While currently no homes or businesses within the study area appear to be in imminent danger from bank erosion, portions of NY-214 are prone to bank failure and washout. A section of NY-214 located near the Greene and Ulster County border most recently washed out during the December 25, 2020, flood. This reach of Stony Clove Creek is prone to lateral migration and floods the adjacent roadway beginning in the 10-year flood. Recommendations included exploring options for road realignment and/or elevation and stream realignment and dimensioning. This should be done in coordination with the New York State Department of Transportation.

Six public stream crossings were assessed in this study, with an additional seven private stream crossings within the study area. Each public crossing was assessed for its capacity to pass flood flows without overtopping the road and the impact of backwater flooding caused by insufficient capacity. All six crossings are impacted and would be rendered impassable by the modeled floods, either due to overtopping of the bridge or flanking along the overbanks and flooding the approach roadway(s). Despite the poor hydraulic performance, flooding of roads and adjacent homes and businesses is generally more a function of natural floodplain dynamics than it is directly related to these public stream crossings. Estimated span lengths and low chord elevations for recommended replacement bridges are provided, and in all cases, completion of a more detailed analysis to optimize flows and reduce flood surface elevations is recommended to accompany replacement. Summary tables of findings and recommendations for public stream crossings can be found in Section 3.3.7.

In coordination with the HLFRC, recommendations for flood hazard mitigation in the Lanesville LFA area were prioritized based on criticality to the community. Prioritized recommendations are listed in Table ES-1 below. These include public infrastructure improvement projects and individual property protection measures for homeowners. Note that priorities may change over time, and it is recommended that HLFRC continue to meet regularly and following any significant flood events to assess any changed conditions and re-prioritize flood hazard mitigation projects as appropriate.

A range of federal, state, and local funding may be available for the implementation of recommendations made in this report. These potential funding sources are discussed in further detail in Section 6.0 of this report.

As the flood mitigation recommendations provided in this Local Flood Analysis are implemented, the Town of Hunter will need to work closely with potential funders to ensure that the best





combinations of funds are secured. It will be advantageous for the town to identify combinations of funding sources to reduce its own requirement to provide matching funds.

**Table ES-1 Recommendations in the Lanesville LFA area**

| Priority | Recommendation                                                                                                                                                                                                                                                                                                                                                                                              | Key Stakeholders                                                | Section in Report                                                                                       |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| High     | Resiliency upgrades to NY-214, including: <ul style="list-style-type: none"> <li>Relocation and/or elevation of flood- and erosion-prone sections of roadway,</li> <li>Replacement of undersized bridges and culverts.</li> </ul>                                                                                                                                                                           | NYSDOT, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC            | 3.2 New York State Route 214                                                                            |
| High     | Replacement of the Jansen Road bridge over Stony Clove Creek; berm removal and floodplain bench                                                                                                                                                                                                                                                                                                             | GCHD, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC              | 3.3.1 Jansen Road Bridge over Stony Clove Creek                                                         |
| High     | Individual property protection measures, including: <ul style="list-style-type: none"> <li>Relocation, elevation, dry/wet floodproofing, buyout;</li> <li>Participation in the National Flood Insurance Program &amp; obtaining Elevation Certificates;</li> <li>Riparian buffer establishment and/or enhancement;</li> <li>Replacement of undersized private stream crossings where applicable.</li> </ul> | CWC, NYCDEP, GCSWCD, AWSMP, UCSWCD, HLFRC, Lanesville Residents | 3.1 Flood-Prone Homes and Buildings<br><br>3.4.3 Riparian Buffers<br><br>3.3.8 Private Bridge Crossings |
| High     | Replacement of the Diamond Notch Road bridge over Hollow Tree Brook.                                                                                                                                                                                                                                                                                                                                        | GCHD, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC              | 3.3.5 Diamond Notch Road Bridge over Hollow Tree Brook                                                  |
| Medium   | Replacement of NY-214 bridge over Hollow Tree Brook                                                                                                                                                                                                                                                                                                                                                         | NYSDOT, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC            | 3.3.4 NY-214 Bridge over Hollow Tree Brook                                                              |
| Medium   | Replacement of NY-214 culvert over Myrtle Brook                                                                                                                                                                                                                                                                                                                                                             | NYSDOT, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC            | 3.3.6 NY-214 Culvert over Myrtle Brook                                                                  |
| Low      | Replacement of Benjamin Road bridge over Stony Clove Creek                                                                                                                                                                                                                                                                                                                                                  | GCHD, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC              | 3.3.3 Benjamin Road Bridge over Stony Clove Creek                                                       |



### 3.1.6 Flood Mitigation for Individual Properties

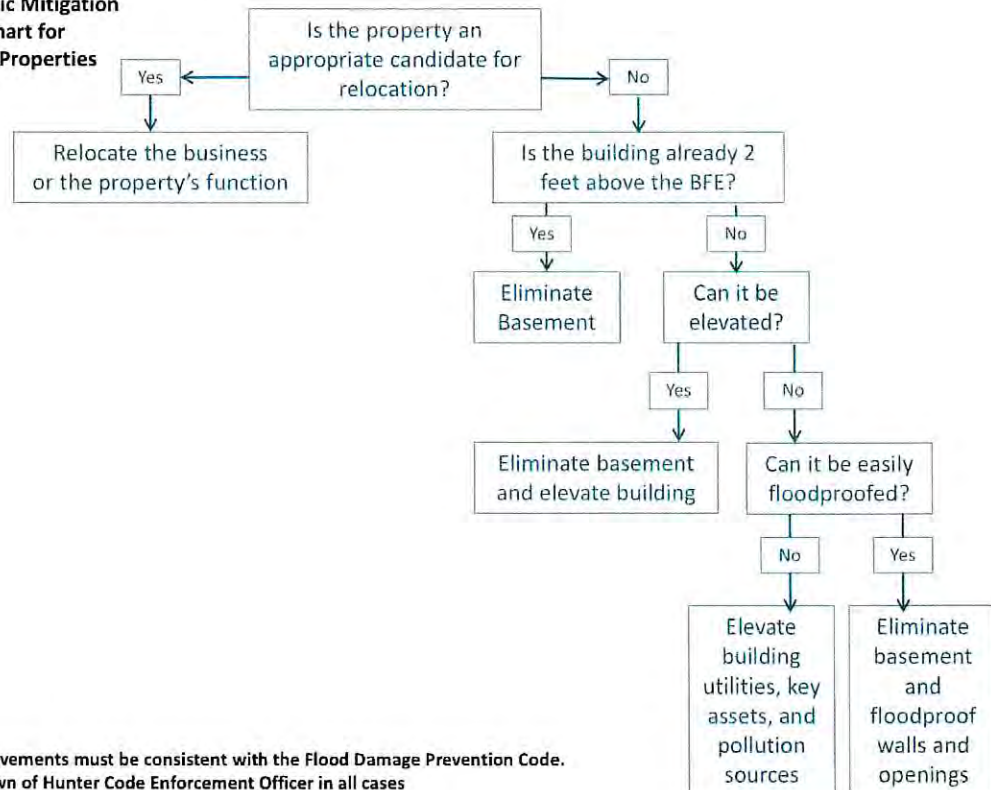
Within the project areas, many homes are mapped within or near the 100- or 500-year floodplains. It is recommended that property owners who are in mapped flood zones or who have experienced flooding damage in the past seek appropriate flood mitigation strategies whether through buyouts, relocation, or individual floodproofing measures.

The effective FIRM products for the hamlet of Lanesville are available online. Residents may search for their home address directly by visiting <https://msc.fema.gov/portal/home>.

- It is recommended that the town works to **floodproof or relocate the most flood-vulnerable properties where there is owner interest and programmatic funding available** through flood buyout and relocation programs and flood hazard mitigation implementation programs. The two flow charts below provide decision-making guidance for nonresidential (Figure 3-20) and residential (Figure 3-21) properties.
- It is recommended that the town identify **priority areas and structures that are prone to most frequent and deepest flooding**. These areas should be considered the highest priority for individual flood protection measures.

Some of the homes in the SFHA are rarely flooded. Residents and businesses may benefit from minor individual property improvements. Providing landowners with information regarding individual property protection is recommended.

**Property-Specific Mitigation  
Decision Flowchart for  
Nonresidential Properties**



**Figure 3-20 Property-specific mitigation for nonresidential properties**





**RESOLUTION NO. 5836**

**CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION**  
**PROPERTY PROTECTION MEASURES FEASIBILITY STUDY**  
**ROBERT JOHNSON – 1487 ROUTE 214, LANESVILLE**

**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 Hunter accepted a local flood analysis for the hamlet of Lanesville and such analysis recommended flood mitigation of structures in the one-hundred-year floodplain; and

**WHEREAS**, CWC FHMIP Program Rules, adopted by the CWC Board, provide that eligible projects include feasibility study of property protection measures identified by a local flood analysis up to Five Thousand Dollars (\$5,000.00) per property; and

**WHEREAS**, by Resolution 4292, the CWC Board approved the retention of Labella Associates to complete FHMIP property protection feasibility studies as the CWC Feasibility Studies Consultant for property owners who did not desire to hire their own consultant; and

**WHEREAS**, Robert Johnson submitted an application to CWC for funding of a feasibility study for flood mitigation of a structure at 1487 Route 214, in the hamlet of Lanesville in an amount not to exceed Five Thousand Dollars (\$5,000.00) utilizing CWC’s FHMIP consultant; and

**WHEREAS**, the CWC Wastewater Committee recommended that the CWC Board of Directors approve Robert Johnson’s application in an amount not to exceed Five Thousand Dollars (\$5,000.00) for feasibility study to flood mitigation of a building in the hamlet of Lanesville.

**NOW, THEREFORE, LET IT BE RESOLVED,** that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation, and approves funding for the Flood Mitigation Feasibility Study for a building owned by Robert Johnson in an amount not to exceed Five Thousand Dollars (\$5,000.00) through CWC's Feasibility Studies Consultant.

**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**

## Application Form

## 1. Cover Page

Please print or type all information.

Robert Johnson Property Protection Feasibility Study

Project Title

Michelle Yost, GCSWCD

Project Contact Person

518-589-6871

Telephone number / fax

/ 518-589-6874Robert Johnson

Applicant

Tax ID number

Please check the appropriate box to describe applicant.

☐ Municipality☒ Property Owner☐ Other -describe \_\_\_\_\_1478 Route 214

Address

Lanesville

City

NY

State

12450

Zip Code

Greene/Hunter

County/Town

H - 845-688-5147

Telephone #

C - 845 642 4787

Fax #

stoneycloveinc@gmail.com

E-mail

Chief executive officer of applicant organization /

Title

Description of organization: \_\_\_\_\_

\$5,000.00

Amount requested

Property Protection Measures

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 July 2025 - January 2026Are you proposing a multi-year project? ☐ yes, ☒ noAuthorized Signature Robert JohnsonPrint Name Robert JohnsonDate 7/9/25

# CWC FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

## Application Form

### 2. Project Summary Page

Name of project R. Johnson Property Protection Feasibility Applicant Robert Johnson

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.

The Town of Hunter recently completed a Local Flood Analysis (LFA) for the Lanesville hamlet. The LFA recommends pursuing property specific flood mitigation measures for homeowners located in the floodplain. Mr. Johnson's home, 1478 Route 214, is partly straddled by the 100-year floodplain and he is interested in a feasibility study to explore flood mitigation measures. Based on the report and available options, he will decide if he applies for implementation funding.

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

The long-term goal of the study is to determine what flood prevention measures can be applied to Robert's home.

The home is straddled by the 100-year (SFHA) and 500-year floodplain. Preventing flood damage will help the

homeowner and community build community resiliency.

**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 R. Johnson Property Protection Feasibilit Applicant Robert Johnson

Page 1 of 1 pages List attachments LFA section supporting application, site location map

Attached as part of this application please find:

1. The Local Flood Analysis (LFA) section that recommends Individual Property Protection Measures and
2. A site location map
3. Town resolution accepting LFA

**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:

To be determined. Estimated time frame for hiring consultant is 2 - 3 months from date of award.

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):

## Application Form

## 5. Budget

Name of project R. Johnson Property Protection Feasibili Applicant Robert JohnsonPage 1 of 1 pages List attachments \_\_\_\_\_

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

| Item description                          | Cost Share | Funding Requested | Total Cost |
|-------------------------------------------|------------|-------------------|------------|
| Engineering/Design                        |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Land Purchase for Relocation              |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
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|                                           |            |                   | \$0.00     |
| Construction/Implementation               |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Indirect                                  |            |                   |            |
| Administrative                            |            |                   | \$0.00     |
| Planning or Feasibility Study             |            | \$5,000.00        | \$5,000.00 |
| Legal                                     |            |                   | \$0.00     |
| Contingency                               |            |                   | \$0.00     |
| Other (in-kind, material, equipment, etc) |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Total Cost                                | \$0.00     | \$5,000.00        | \$5,000.00 |



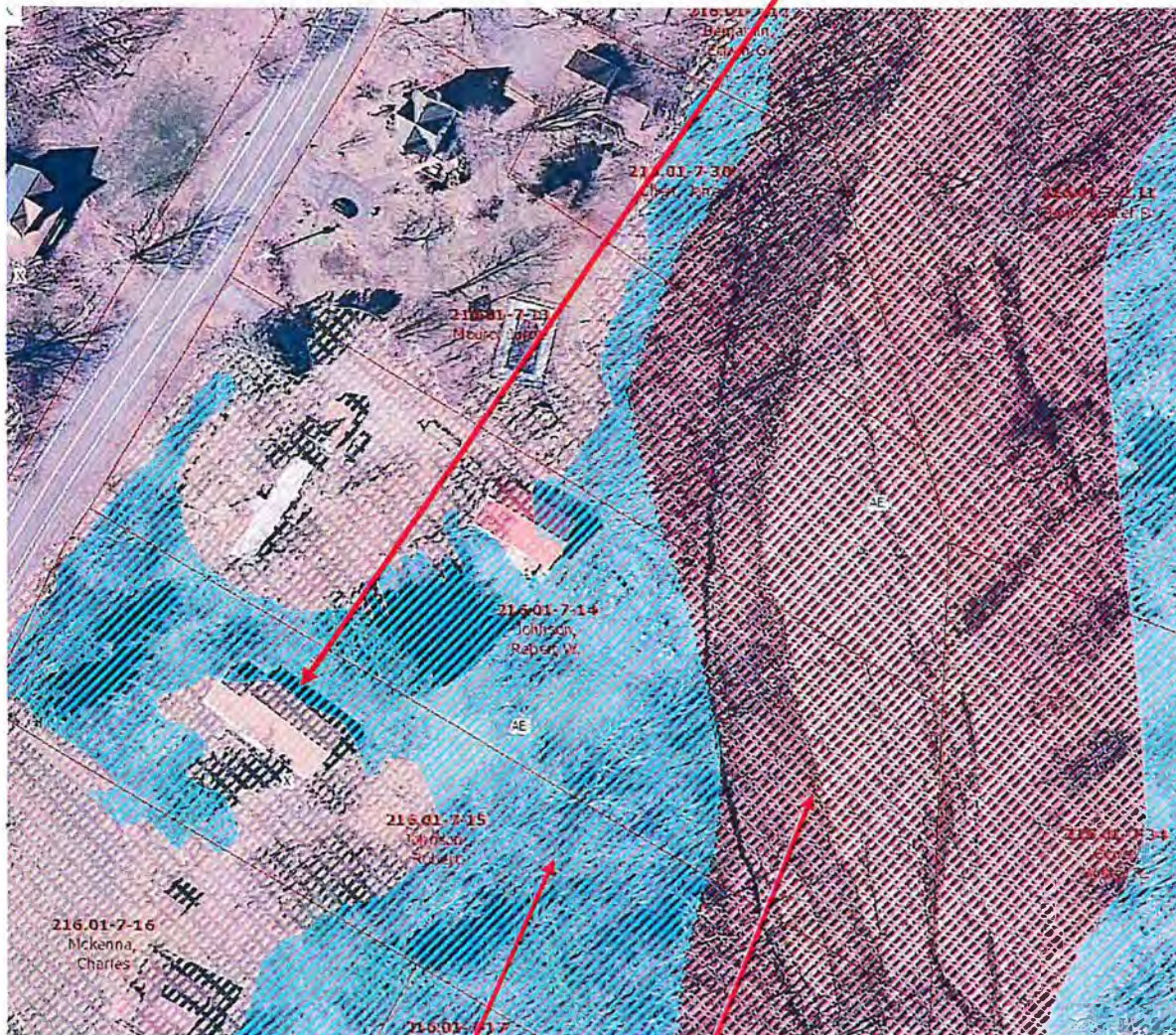
## Site Location Map

Feasibility Study for Property Protection Measures

Robert Johnson, 1478 State Route 214, Lanesville, NY

Tax parcel # 216.01-7-15

Bob Johnson home



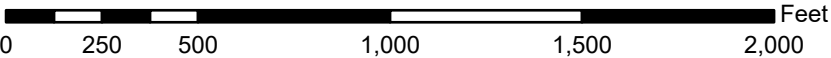
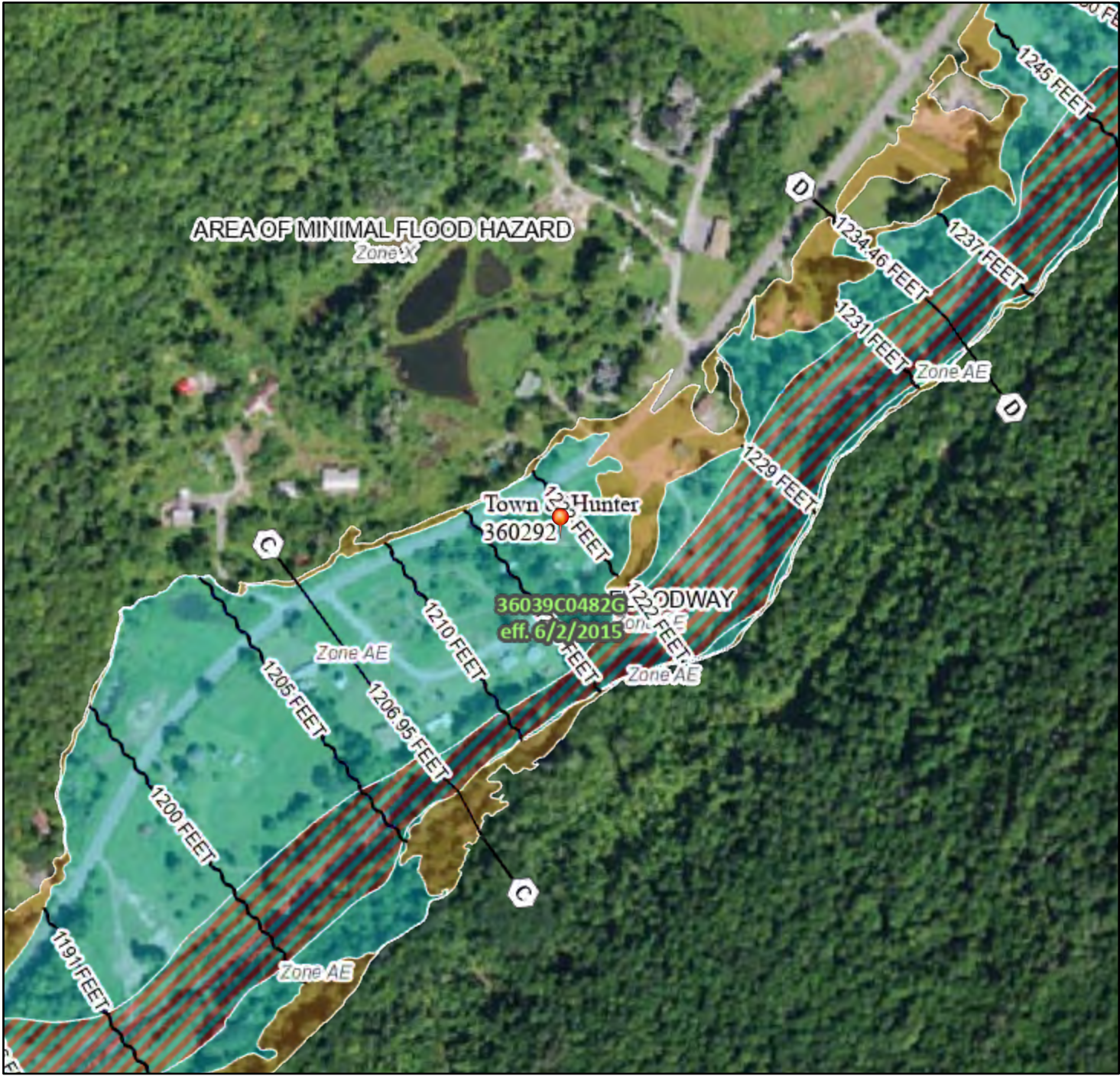
AE floodplain (blue) and Floodway (red) of the Stoney Clove



# National Flood Hazard Layer FIRMette



74°16'39"W 42°7'21"N



1:6,000

74°16'1"W 42°6'54"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)  
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/17/2025 at 5:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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**Town of Hunter**

**RESOLUTION # 5 of 2025**

**ACCEPTING LANESVILLE LOCAL FLOOD ANALYSIS**

**WHEREAS**, the Town of Hunter's hamlet of Lanesville is subject to flooding that can damage property, close businesses, disrupt traffic, and present a public health and safety hazard; and

**WHEREAS**, funding from Ashokan Watershed Stream Management Program (AWSMP) was obtained to conduct a Local Flood Analysis (LFA) and mitigation plan for the hamlet of Lanesville; and

**WHEREAS**, a useful and effective plan requires the understanding of flood hazards, what exacerbates flooding, and participation and support of different public and private individuals, agencies and organizations that are impacted by natural hazards and/or that can help mitigate the impacts; and

**WHEREAS**, several federal programs require a formal flood mitigation plan to qualify for their benefits; and

**WHEREAS**, the Town of Hunter recently completed a detailed LFA for the hamlet of Lanesville, with technical assistance from SLR International Corp., AWSMP, Ulster County Dept of Environment, Greene County Soil and Water Conservation District, and NYC Department of Environmental Protection; and

**WHEREAS**, the Town of Hunter formed a Flood Remediation Committee to guide the process and recommendations; and

**WHEREAS**, the report identifies mitigation measures for the municipality and property owners to consider,

**NOW, THEREFORE BE IT RESOLVED THAT:**

The Town Board of the Town of Hunter accepts the Lanesville Local Flood Analysis produced by SLR International Corporation dated June 2025.

A motion to adopt this resolution was made by Supervisor Sean Mahoney and seconded by Councilman David Kukle.

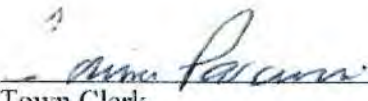
Adopted:

|             |                       |
|-------------|-----------------------|
| Supervisor: | Sean Mahoney          |
| Councilmen: | Raymond Legg (Absent) |
|             | Dolph Semenza         |
|             | David Kukle           |
|             | Ernie Reale           |

STATE OF NEW YORK  
COUNTY OF GREENE

I, Corina Pascucci, Clerk of the Town of Hunter, in the County of Greene, New York, DO HEREBY CERTIFY that I have compared the preceding Resolution with the original thereof filed in my office on June 26, 2025 and that the same is a true and correct copy of said original and of the whole thereof so far as the same relate to the subject matters referred to therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Hunter this 9th day of July 2025.

  
\_\_\_\_\_  
Town Clerk

SEAL OF THE  
TOWN OF HUNTER





# Hamlet of Lanesville

## Local Flood Analysis

### Town of Hunter, New York

PO Box 70, 5742 State Route 23A  
Tannersville, NY 12485

Prepared by:

**SLR Engineering, Landscape Architecture, and Land Surveying, P.C.**

231 Main Street, Suite 102, New Paltz, New York, 12561

SLR Project No.: 142.17020.00003

June 19, 2025



Making Sustainability Happen



- Focus Area 3 (Section 3.1.4) is located along NY-214 across from Beecher Road where flood-prone properties lie between the state highway and Stony Clove Creek.
- Focus Area 4 (Section 3.1.5) is located between Benjamin Road and Wright Road along Stony Clove Creek.

Relocation, elevation, or floodproofing of flood-prone homes in the entire LFA area is recommended, with emphasis on improving flood resiliency in the focus areas where there is relatively high-density development in the floodplain. Some buildings may be near floodplain boundaries or in areas of shallow flooding and may benefit from an Elevation Certificate. Residents of flood-prone properties are encouraged to purchase flood insurance and file claims when damages occur.

Erosion hazard areas were identified through field reconnaissance, desktop analysis, input from the HLFRC, and stream management plans. Areas of stream sediment accumulation and channel downcutting are prone to lateral instability and bank erosion. The steep tributaries of Hollow Tree Brook and Myrtle Brook are sediment source areas that deliver material to the lower gradient Stony Clove Creek. While currently no homes or businesses within the study area appear to be in imminent danger from bank erosion, portions of NY-214 are prone to bank failure and washout. A section of NY-214 located near the Greene and Ulster County border most recently washed out during the December 25, 2020, flood. This reach of Stony Clove Creek is prone to lateral migration and floods the adjacent roadway beginning in the 10-year flood. Recommendations included exploring options for road realignment and/or elevation and stream realignment and dimensioning. This should be done in coordination with the New York State Department of Transportation.

Six public stream crossings were assessed in this study, with an additional seven private stream crossings within the study area. Each public crossing was assessed for its capacity to pass flood flows without overtopping the road and the impact of backwater flooding caused by insufficient capacity. All six crossings are impacted and would be rendered impassable by the modeled floods, either due to overtopping of the bridge or flanking along the overbanks and flooding the approach roadway(s). Despite the poor hydraulic performance, flooding of roads and adjacent homes and businesses is generally more a function of natural floodplain dynamics than it is directly related to these public stream crossings. Estimated span lengths and low chord elevations for recommended replacement bridges are provided, and in all cases, completion of a more detailed analysis to optimize flows and reduce flood surface elevations is recommended to accompany replacement. Summary tables of findings and recommendations for public stream crossings can be found in Section 3.3.7.

In coordination with the HLFRC, recommendations for flood hazard mitigation in the Lanesville LFA area were prioritized based on criticality to the community. Prioritized recommendations are listed in Table ES-1 below. These include public infrastructure improvement projects and individual property protection measures for homeowners. Note that priorities may change over time, and it is recommended that HLFRC continue to meet regularly and following any significant flood events to assess any changed conditions and re-prioritize flood hazard mitigation projects as appropriate.

A range of federal, state, and local funding may be available for the implementation of recommendations made in this report. These potential funding sources are discussed in further detail in Section 6.0 of this report.

As the flood mitigation recommendations provided in this Local Flood Analysis are implemented, the Town of Hunter will need to work closely with potential funders to ensure that the best





combinations of funds are secured. It will be advantageous for the town to identify combinations of funding sources to reduce its own requirement to provide matching funds.

**Table ES-1 Recommendations in the Lanesville LFA area**

| Priority | Recommendation                                                                                                                                                                                                                                                                                                                                                                                              | Key Stakeholders                                                | Section in Report                                                                                       |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| High     | Resiliency upgrades to NY-214, including: <ul style="list-style-type: none"> <li>Relocation and/or elevation of flood- and erosion-prone sections of roadway,</li> <li>Replacement of undersized bridges and culverts.</li> </ul>                                                                                                                                                                           | NYSDOT, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC            | 3.2 New York State Route 214                                                                            |
| High     | Replacement of the Jansen Road bridge over Stony Clove Creek; berm removal and floodplain bench                                                                                                                                                                                                                                                                                                             | GCHD, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC              | 3.3.1 Jansen Road Bridge over Stony Clove Creek                                                         |
| High     | Individual property protection measures, including: <ul style="list-style-type: none"> <li>Relocation, elevation, dry/wet floodproofing, buyout;</li> <li>Participation in the National Flood Insurance Program &amp; obtaining Elevation Certificates;</li> <li>Riparian buffer establishment and/or enhancement;</li> <li>Replacement of undersized private stream crossings where applicable.</li> </ul> | CWC, NYCDEP, GCSWCD, AWSMP, UCSWCD, HLFRC, Lanesville Residents | 3.1 Flood-Prone Homes and Buildings<br><br>3.4.3 Riparian Buffers<br><br>3.3.8 Private Bridge Crossings |
| High     | Replacement of the Diamond Notch Road bridge over Hollow Tree Brook.                                                                                                                                                                                                                                                                                                                                        | GCHD, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC              | 3.3.5 Diamond Notch Road Bridge over Hollow Tree Brook                                                  |
| Medium   | Replacement of NY-214 bridge over Hollow Tree Brook                                                                                                                                                                                                                                                                                                                                                         | NYSDOT, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC            | 3.3.4 NY-214 Bridge over Hollow Tree Brook                                                              |
| Medium   | Replacement of NY-214 culvert over Myrtle Brook                                                                                                                                                                                                                                                                                                                                                             | NYSDOT, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC            | 3.3.6 NY-214 Culvert over Myrtle Brook                                                                  |
| Low      | Replacement of Benjamin Road bridge over Stony Clove Creek                                                                                                                                                                                                                                                                                                                                                  | GCHD, NYSDEC, NYCDEP, GCSWCD, UCSWCD, AWSMP, HLFRC              | 3.3.3 Benjamin Road Bridge over Stony Clove Creek                                                       |



### 3.1.6 Flood Mitigation for Individual Properties

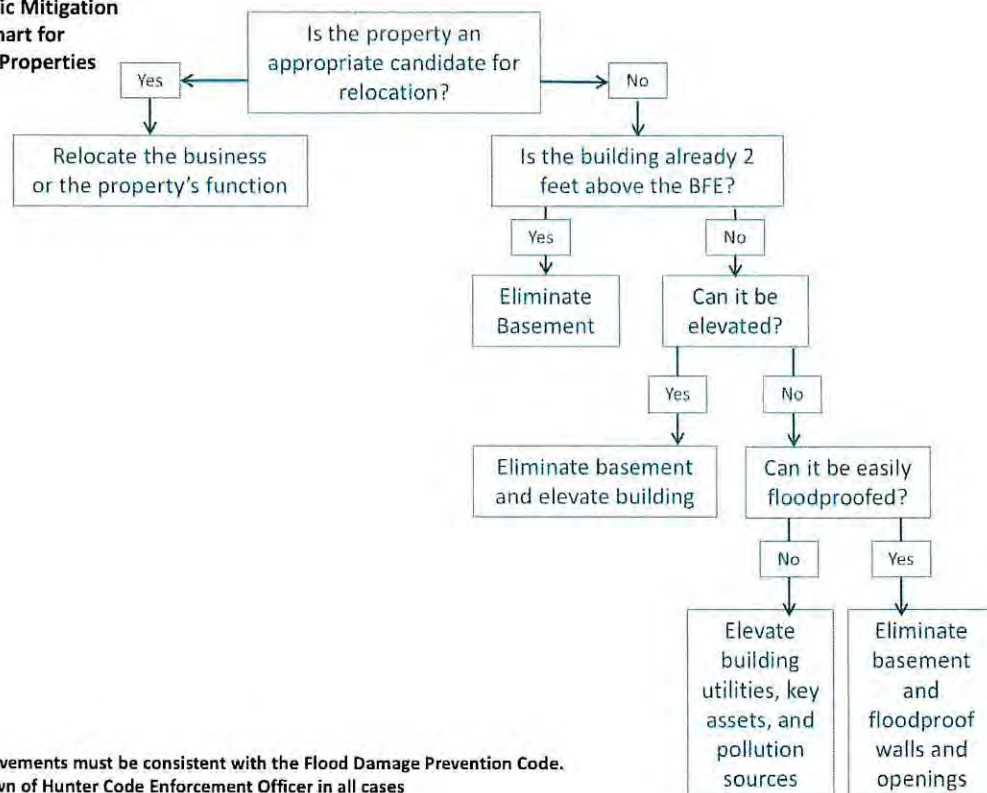
Within the project areas, many homes are mapped within or near the 100- or 500-year floodplains. It is recommended that property owners who are in mapped flood zones or who have experienced flooding damage in the past seek appropriate flood mitigation strategies whether through buyouts, relocation, or individual floodproofing measures.

The effective FIRM products for the hamlet of Lanesville are available online. Residents may search for their home address directly by visiting <https://msc.fema.gov/portal/home>.

- It is recommended that the town works to **floodproof or relocate the most flood-vulnerable properties where there is owner interest and programmatic funding available** through flood buyout and relocation programs and flood hazard mitigation implementation programs. The two flow charts below provide decision-making guidance for nonresidential (Figure 3-20) and residential (Figure 3-21) properties.
- It is recommended that the town identify **priority areas and structures that are prone to most frequent and deepest flooding**. These areas should be considered the highest priority for individual flood protection measures.

Some of the homes in the SFHA are rarely flooded. Residents and businesses may benefit from minor individual property improvements. Providing landowners with information regarding individual property protection is recommended.

**Property-Specific Mitigation  
Decision Flowchart for  
Nonresidential Properties**



**Figure 3-20 Property-specific mitigation for nonresidential properties**



**RESOLUTION NO. 5837**

**CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION**  
**PROPERTY PROTECTION MEASURES FEASIBILITY STUDY**  
**PRESTON WOOLHEATER – 1242 ROUTE 214, LANESVILLE**

**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 Hunter accepted a local flood analysis for the hamlet of Lanesville and such analysis recommended flood mitigation of structures in the one-hundred-year floodplain; and

**WHEREAS**, CWC FHMIP Program Rules, adopted by the CWC Board, provide that eligible projects include feasibility study of property protection measures identified by a local flood analysis up to Five Thousand Dollars (\$5,000.00) per property; and

**WHEREAS**, by Resolution 4292, the CWC Board approved the retention of Labella Associates to complete FHMIP property protection feasibility studies as the CWC Feasibility Studies Consultant for property owners who did not desire to hire their own consultant; and

**WHEREAS**, Preston Woolheater submitted an application to CWC for funding of a feasibility study for flood mitigation of a structure at 1242 Route 214, in the hamlet of Lanesville in an amount not to exceed Five Thousand Dollars (\$5,000.00) utilizing CWC’s FHMIP consultant; and

**WHEREAS**, the CWC Wastewater Committee recommended that the CWC Board of Directors approve Preston Woolheater’s application in an amount not to exceed Five Thousand Dollars (\$5,000.00) for feasibility study to flood mitigation of a building in the hamlet of Lanesville.



**NOW, THEREFORE, LET IT BE RESOLVED,** that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation, and approves funding for the Flood Mitigation Feasibility Study for a building owned by Preston Woolheater in an amount not to exceed Five Thousand Dollars (\$5,000.00) through CWC's Feasibility Studies Consultant.

**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**

## Application Form

## 1. Cover Page

Please print or type all information.

Preston and Lucinda Woolheater Property Protection Feasibility Study  
Project Title

Michelle Yost, GCSWCD 518-589-6871 / 518-589-6874  
Project Contact Person Telephone number / fax

Preston Woolheater  
Applicant Tax ID number

Please check the appropriate box to describe applicant.

☐ Municipality ☒ Property Owner ☐ Other -describe \_\_\_\_\_

1242 Route 214  
Address

Lanesville NY 12450 Greene/Hunter  
City State Zip Code County/Town

914-388-7306  
Telephone # Fax # E-mail

\_\_\_\_\_  
Chief executive officer of applicant organization / Title

Description of organization: \_\_\_\_\_

\$5,000.00 Property Protection Measures  
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 July 2025 - January 2026

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

Authorized Signature *Lucinda Woolheater* Date 7/9/25  
Print Name Lucinda Woolheater

**Application Form****2. Project Summary Page**Name of project Preston Woolheater Prop Protection Study — Applicant Preston Woolheater

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.

The Town of Hunter recently completed a Local Flood Analysis (LFA) for the Lanesville hamlet. The LFA recommends pursuing property specific flood mitigation measures for homeowners located in the floodplain. The Woolheater home, 1242 Route 214, is in the 100-year floodplain.

The Woolheaters are interested in having a feasibility study done to assess flood mitigation measures for their home and to see if their flood insurance premium can be reduced. Based on the feasibility study recommendations and corresponding costs for flood insurance, they will decide if they pursue mitigation measures.

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

The long-term goal of the study is to determine what flood prevention measures can be applied to the home and how that  
influences the flood insurance rate. The home is in the Special Flood Hazard Area and the Woolheaters pay for flood  
insurance. Making the home flood proof will safeguard current and future homeowners, building community resiliency  
for this hamlet.

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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 Preston Whoolheater Property Protec. Study Applicant Preston Whoolheater

Page 1 of 1 pages List attachments LFA sections, site location map

Attached as part of this application are:

1. The Local Flood Analysis (LFA) section that recommends property specific flood mitigation measures be explored for properties within the Special Flood Hazard Area
2. A site location map
3. Town resolution accepting LFA

**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:

To be determined. Estimated time frame for hiring consultant is 2 - 3 months from date of award.

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):

## Application Form

## 5. Budget

Name of project Preston Whoolheater Property Protec. Study Applicant Preston WhoolheaterPage 1 of 1 pages

List attachments \_\_\_\_\_

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

| Item description                          | Cost Share | Funding Requested | Total Cost |
|-------------------------------------------|------------|-------------------|------------|
| Engineering/Design                        |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Land Purchase for Relocation              |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Construction/Implementation               |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
| Indirect                                  |            |                   |            |
| Administrative                            |            |                   | \$0.00     |
| Planning or Feasibility Study             |            | \$5,000.00        | \$5,000.00 |
| Legal                                     |            |                   | \$0.00     |
| Contingency                               |            |                   | \$0.00     |
|                                           |            |                   |            |
| Other (in-kind, material, equipment, etc) |            |                   |            |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   | \$0.00     |
|                                           |            |                   |            |
| Total Cost                                | \$0.00     | \$5,000.00        | \$5,000.00 |

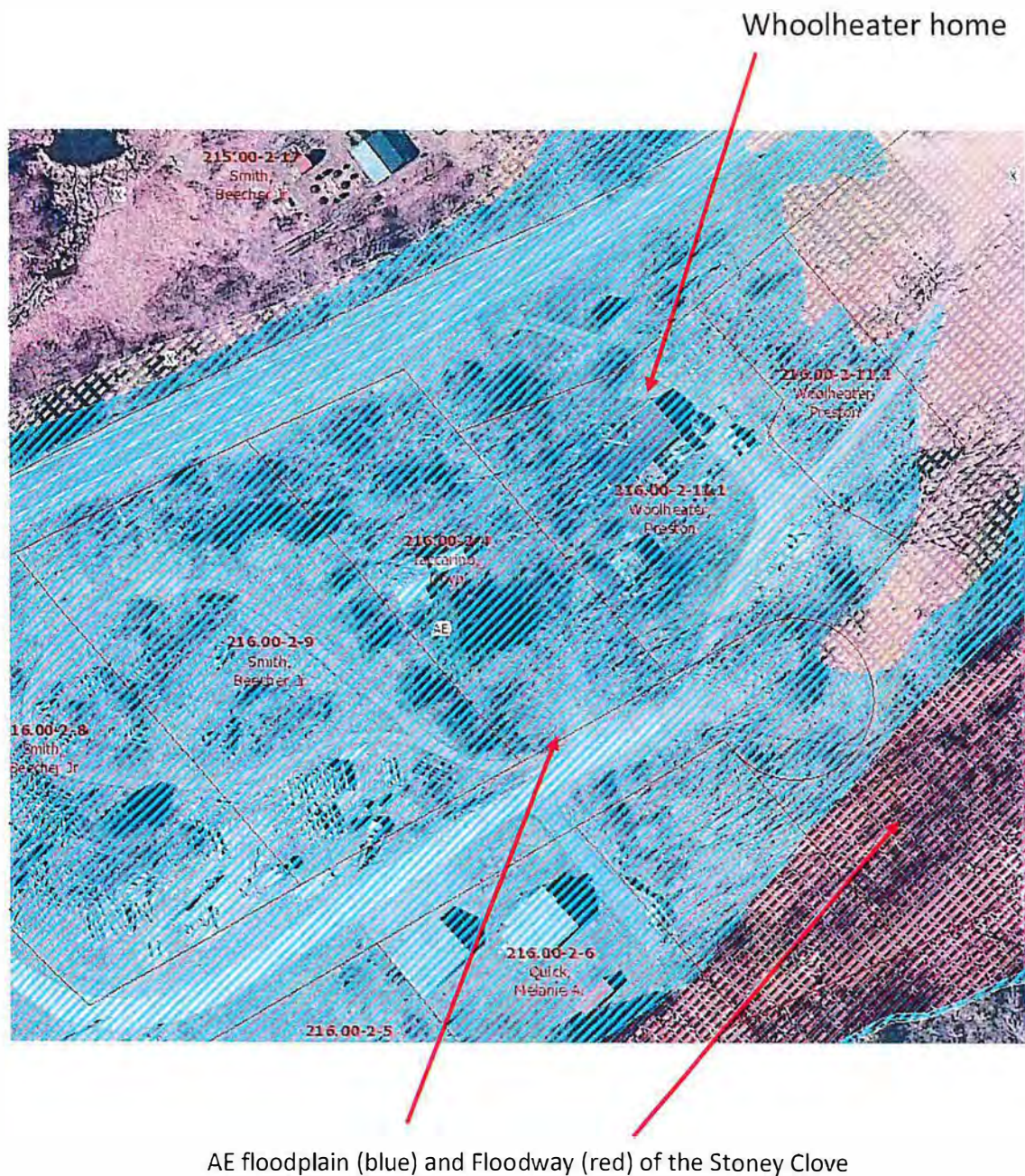


## Site Location Map

Feasibility Study for Property Protection Measures

Preston Whoolheater, 1242 State Route 214, Lanesville, NY

Tax parcel # 216.00-2-11.1

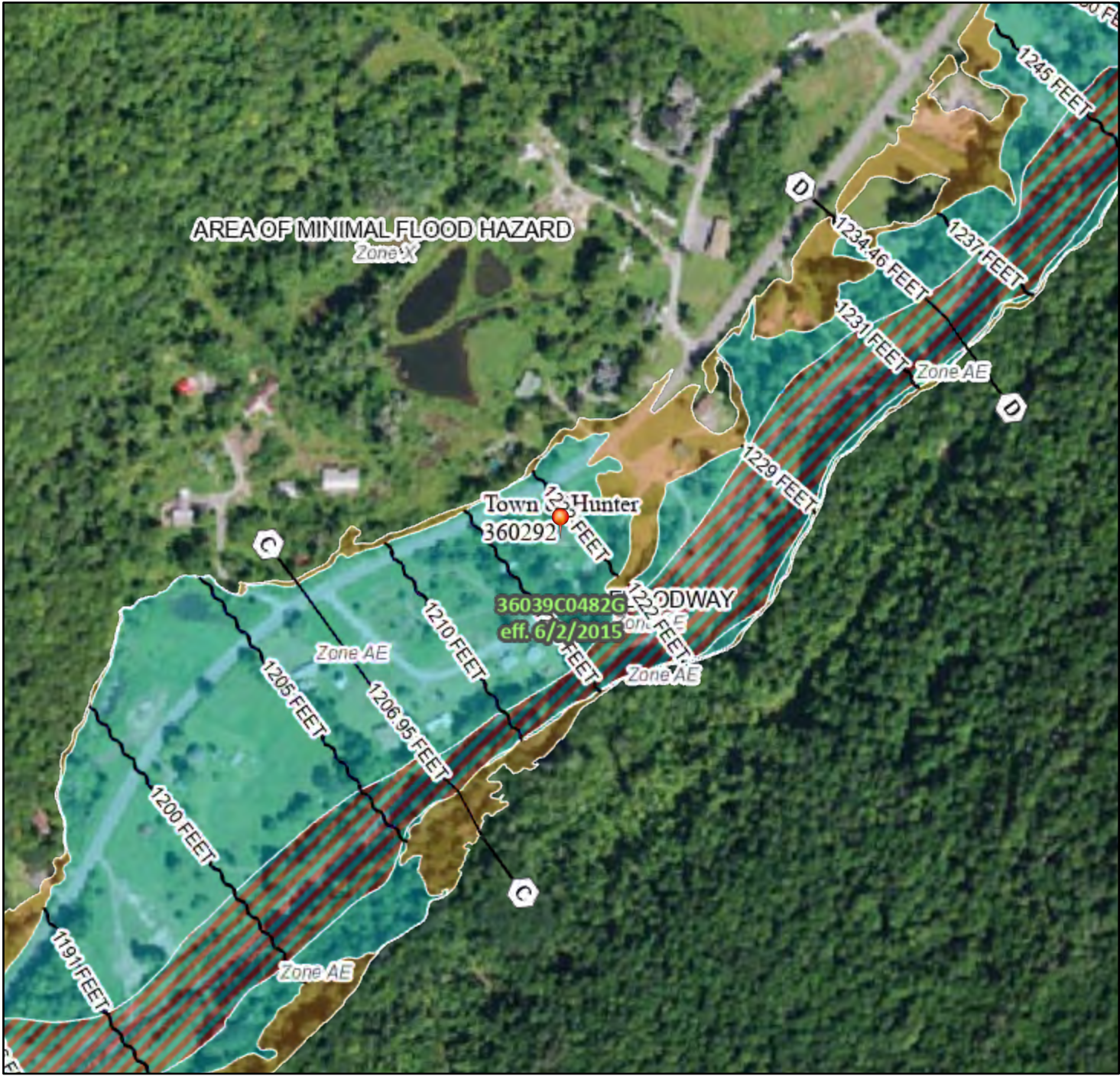




# National Flood Hazard Layer FIRMette



74°16'39"W 42°7'21"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

74°16'1"W 42°6'54"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
|                             |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| GENERAL STRUCTURES          |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance                                                                                                                         |
|                             |  | 17.5 Water Surface Elevation                                                                                                                                      |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
| MAP PANELS                  |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | Profile Baseline                                                                                                                                                  |
|                             |  | Hydrographic Feature                                                                                                                                              |
|                             |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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**Town of Hunter**

**RESOLUTION # 5 of 2025**

**ACCEPTING LANESVILLE LOCAL FLOOD ANALYSIS**

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**WHEREAS**, the report identifies mitigation measures for the municipality and property owners to consider,

**NOW, THEREFORE BE IT RESOLVED THAT:**

The Town Board of the Town of Hunter accepts the Lanesville Local Flood Analysis produced by SLR International Corporation dated June 2025.

A motion to adopt this resolution was made by Supervisor Sean Mahoney and seconded by Councilman David Kukle.

Adopted:

Supervisor: Sean Mahoney

Councilmen: Raymond Legg (Absent)  
Dolph Semenza  
David Kukle  
Ernie Reale

STATE OF NEW YORK  
COUNTY OF GREENE

I, Corina Pascucci, Clerk of the Town of Hunter, in the County of Greene, New York, DO HEREBY CERTIFY that I have compared the preceding Resolution with the original thereof filed in my office on June 26, 2025 and that the same is a true and correct copy of said original and of the whole thereof so far as the same relate to the subject matters referred to therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Hunter this 9th day of July 2025.

  
\_\_\_\_\_  
Town Clerk

SEAL OF THE  
TOWN OF HUNTER



# Hamlet of Lanesville

## Local Flood Analysis

### Town of Hunter, New York

PO Box 70, 5742 State Route 23A  
Tannersville, NY 12485

Prepared by:

**SLR Engineering, Landscape Architecture, and Land Surveying, P.C.**

231 Main Street, Suite 102, New Paltz, New York, 12561

SLR Project No.: 142.17020.00003

June 19, 2025



Making Sustainability Happen



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Relocation, elevation, or floodproofing of flood-prone homes in the entire LFA area is recommended, with emphasis on improving flood resiliency in the focus areas where there is relatively high-density development in the floodplain. Some buildings may be near floodplain boundaries or in areas of shallow flooding and may benefit from an Elevation Certificate. Residents of flood-prone properties are encouraged to purchase flood insurance and file claims when damages occur.

Erosion hazard areas were identified through field reconnaissance, desktop analysis, input from the HLFRC, and stream management plans. Areas of stream sediment accumulation and channel downcutting are prone to lateral instability and bank erosion. The steep tributaries of Hollow Tree Brook and Myrtle Brook are sediment source areas that deliver material to the lower gradient Stony Clove Creek. While currently no homes or businesses within the study area appear to be in imminent danger from bank erosion, portions of NY-214 are prone to bank failure and washout. A section of NY-214 located near the Greene and Ulster County border most recently washed out during the December 25, 2020, flood. This reach of Stony Clove Creek is prone to lateral migration and floods the adjacent roadway beginning in the 10-year flood. Recommendations included exploring options for road realignment and/or elevation and stream realignment and dimensioning. This should be done in coordination with the New York State Department of Transportation.

Six public stream crossings were assessed in this study, with an additional seven private stream crossings within the study area. Each public crossing was assessed for its capacity to pass flood flows without overtopping the road and the impact of backwater flooding caused by insufficient capacity. All six crossings are impacted and would be rendered impassable by the modeled floods, either due to overtopping of the bridge or flanking along the overbanks and flooding the approach roadway(s). Despite the poor hydraulic performance, flooding of roads and adjacent homes and businesses is generally more a function of natural floodplain dynamics than it is directly related to these public stream crossings. Estimated span lengths and low chord elevations for recommended replacement bridges are provided, and in all cases, completion of a more detailed analysis to optimize flows and reduce flood surface elevations is recommended to accompany replacement. Summary tables of findings and recommendations for public stream crossings can be found in Section 3.3.7.

In coordination with the HLFRC, recommendations for flood hazard mitigation in the Lanesville LFA area were prioritized based on criticality to the community. Prioritized recommendations are listed in Table ES-1 below. These include public infrastructure improvement projects and individual property protection measures for homeowners. Note that priorities may change over time, and it is recommended that HLFRC continue to meet regularly and following any significant flood events to assess any changed conditions and re-prioritize flood hazard mitigation projects as appropriate.

A range of federal, state, and local funding may be available for the implementation of recommendations made in this report. These potential funding sources are discussed in further detail in Section 6.0 of this report.

As the flood mitigation recommendations provided in this Local Flood Analysis are implemented, the Town of Hunter will need to work closely with potential funders to ensure that the best





combinations of funds are secured. It will be advantageous for the town to identify combinations of funding sources to reduce its own requirement to provide matching funds.

**Table ES-1 Recommendations in the Lanesville LFA area**

| Priority | Recommendation                                                                                                                                                                                                                                                                                                                                                                                              | Key Stakeholders                                                 | Section in Report                                                                                       |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| High     | Resiliency upgrades to NY-214, including: <ul style="list-style-type: none"> <li>Relocation and/or elevation of flood- and erosion-prone sections of roadway,</li> <li>Replacement of undersized bridges and culverts.</li> </ul>                                                                                                                                                                           | NYS DOT, NYS DEC, NYC DEP, GCSWCD, UCSWCD, AWSMP, HLFRC          | 3.2 New York State Route 214                                                                            |
| High     | Replacement of the Jansen Road bridge over Stony Clove Creek; berm removal and floodplain bench                                                                                                                                                                                                                                                                                                             | GCHD, NYS DEC, NYC DEP, GCSWCD, UCSWCD, AWSMP, HLFRC             | 3.3.1 Jansen Road Bridge over Stony Clove Creek                                                         |
| High     | Individual property protection measures, including: <ul style="list-style-type: none"> <li>Relocation, elevation, dry/wet floodproofing, buyout;</li> <li>Participation in the National Flood Insurance Program &amp; obtaining Elevation Certificates;</li> <li>Riparian buffer establishment and/or enhancement;</li> <li>Replacement of undersized private stream crossings where applicable.</li> </ul> | CWC, NYC DEP, GCSWCD, AWSMP, UCSWCD, HLFRC, Lanesville Residents | 3.1 Flood-Prone Homes and Buildings<br><br>3.4.3 Riparian Buffers<br><br>3.3.8 Private Bridge Crossings |
| High     | Replacement of the Diamond Notch Road bridge over Hollow Tree Brook.                                                                                                                                                                                                                                                                                                                                        | GCHD, NYS DEC, NYC DEP, GCSWCD, UCSWCD, AWSMP, HLFRC             | 3.3.5 Diamond Notch Road Bridge over Hollow Tree Brook                                                  |
| Medium   | Replacement of NY-214 bridge over Hollow Tree Brook                                                                                                                                                                                                                                                                                                                                                         | NYS DOT, NYS DEC, NYC DEP, GCSWCD, UCSWCD, AWSMP, HLFRC          | 3.3.4 NY-214 Bridge over Hollow Tree Brook                                                              |
| Medium   | Replacement of NY-214 culvert over Myrtle Brook                                                                                                                                                                                                                                                                                                                                                             | NYS DOT, NYS DEC, NYC DEP, GCSWCD, UCSWCD, AWSMP, HLFRC          | 3.3.6 NY-214 Culvert over Myrtle Brook                                                                  |
| Low      | Replacement of Benjamin Road bridge over Stony Clove Creek                                                                                                                                                                                                                                                                                                                                                  | GCHD, NYS DEC, NYC DEP, GCSWCD, UCSWCD, AWSMP, HLFRC             | 3.3.3 Benjamin Road Bridge over Stony Clove Creek                                                       |



### 3.1.6 Flood Mitigation for Individual Properties

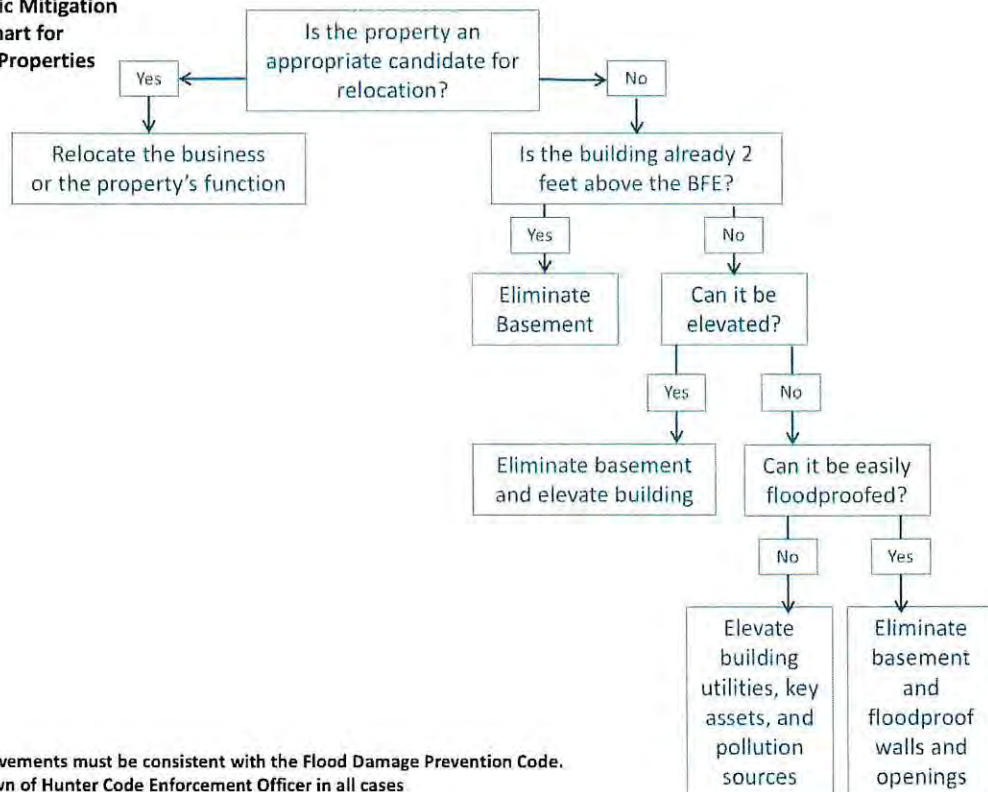
Within the project areas, many homes are mapped within or near the 100- or 500-year floodplains. It is recommended that property owners who are in mapped flood zones or who have experienced flooding damage in the past seek appropriate flood mitigation strategies whether through buyouts, relocation, or individual floodproofing measures.

The effective FIRM products for the hamlet of Lanesville are available online. Residents may search for their home address directly by visiting <https://msc.fema.gov/portal/home>.

- It is recommended that the town works to **floodproof or relocate the most flood-vulnerable properties where there is owner interest and programmatic funding available** through flood buyout and relocation programs and flood hazard mitigation implementation programs. The two flow charts below provide decision-making guidance for nonresidential (Figure 3-20) and residential (Figure 3-21) properties.
- It is recommended that the town identify **priority areas and structures that are prone to most frequent and deepest flooding**. These areas should be considered the highest priority for individual flood protection measures.

Some of the homes in the SFHA are rarely flooded. Residents and businesses may benefit from minor individual property improvements. Providing landowners with information regarding individual property protection is recommended.

**Property-Specific Mitigation  
Decision Flowchart for  
Nonresidential Properties**



**Note:** All improvements must be consistent with the Flood Damage Prevention Code. Consult the Town of Hunter Code Enforcement Officer in all cases.

**Figure 3-20 Property-specific mitigation for nonresidential properties**



**RESOLUTION NO. 5838**

**FLOOD HAZARD MITIGATION PROGRAM TANK ANCHORING APPLICATION**  
**54 MAIN ST NY LLC OVER FIVE THOUSAND DOLLARS**

**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**, on June 7, 2016, the CWC Board of Directors approved amendments to the Program Rules to provide that CWC may be an applicant for projects, and also for the eligibility of securing of oil and propane tanks in a floodplain and within a town that has completed a local flood analysis, even if the property is outside of the local flood analysis study area; and

**WHEREAS**, pursuant to the Program Rules, staff reimbursement approval is limited to oil tanks 330 gallons or less, propane tanks 420 gallons or less, or applications for the allowed tank sizes under Five Thousand Dollars (\$5,000.00). All other applications must be approved by the CWC Board of Directors;

and

**WHEREAS**, CWC staff received an application from 54 Main ST NY LLC for the costs to secure one 1,000 gallon propane tank at a cost not to exceed Eleven Thousand Three Hundred Sixty-Five Dollars (\$11,365.00); and

**WHEREAS**, CWC Stormwater Committee recommends the CWC Board approve the application of 54 Main ST NY LLC for the costs to secure one 1,000 gallon propane tank at a cost not to exceed Eleven Thousand Three Hundred Sixty-Five Dollars (\$11,365.00).

**NOW, THEREFORE BE IT RESOLVED**, that the CWC Board of Directors the CWC Board approve the application of 54 Main ST NY LLC for the costs to secure one 1,000 gallon propane tank at a cost not to exceed Eleven Thousand Three Hundred Sixty-Five Dollars (\$11,365.00).

**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.

### **Flood Hazard Mitigation Implementation Program**

#### **54 Main Street NY LLC - Tank Anchoring**

**Property Owner:** 54 Main Street NY LLC

**Contact Person:** Michael Ricciardella

**Address:** 54 Main Street, Phoenicia, NY 12464

**LFA Recommendation:** Yes

**Project Category:** Tank Anchoring

**Phase:** Construction

**Project Description:**

Michael Ricciardella of Phoenicia is requesting funding in the amount of \$11,365.00 to anchor a 1,000 gallon propane tank located at 54 Main Street, Phoenicia. This property is located within the FEMA Special Flood Hazard Area of the Esopus Creek. The tank is owned by Paraco Gas Company and they have agreed to have this done as well.

The estimates provided for the work are to remove the tank, have a temporary hookup done, excavate the area, install crushed stone base and a 12" reinforced concrete slab per the engineers specifications with anchors, re-set the tank onto the new slab, strap to the anchors and complete all hookups and leak testing.

CWC staff has been to the site and met with the owner and the contractor and supports the anchoring of this tank.

The Town of Shandaken has accepted their Local Flood Analysis (LFA) in 2016 for the hamlet pf Phoenicia and the anchoring of fuel tanks is supported.





# TANK ANCHORING PROGRAM APPLICATION

Application # \_\_\_\_\_

Property Owner: Michael Ricciardella

Address: 54 main St  
Phoenixia NY 12464

SBL or Parcel Number: Same 14.13-3-6

Project Address: SAME

Phone: 845-594-4048 Email: BriosBilling at 6 mail. Com

Contractors Name: CRIS NISSEN

Contractors Address: \_\_\_\_\_

Contractors Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Contractors Estimate: \$ 11,365.00

Location of well in relation to proposed tank anchoring: Municipal

Location of septic tank and field in relation to proposed tank anchoring: \_\_\_\_\_

If possible, supply a hand drawn site plan showing the well and septic locations in feet from the proposed tank anchoring location.

Is the tank used for heating oil or propane? Propane

Size of tank to be anchored? 1,000 gal

Is the tank in the basement or is it an exterior tank? Exterior

Oil tanks in the basement need to be 5' or more from the boiler, furnace and the electric panel. All fill and vent lines are to be 2' or more away from any window or door opening and 2' above the BFE. Any exterior tanks need to be 5' or more from any property line.

Is the project location in the designated Flood Hazard Area? Yes

Is this a Residential or Commercial Property? Commercial

If this is in a Mobile Home Park, who owns the tanks(s) to be anchored? \_\_\_\_\_

Homeowner agrees to allow the local Code Enforcement Officer and CWC staff on site for all phases of the Tank Anchoring Project to do all needed inspections.

Property Owners Signature: [Signature] 4/25/25

Date: 4/25/25

Once Application has been approved for funding by CWC, a contract will need to be signed prior to work starting

**Catskill Watershed Corporation (CWC)**  
**Flood Hazard Mitigation – Tank Anchoring Program Participation Agreement**  
**Property Owner**

I/(we) Michael Ricciardella (Print Name) am owner of property located at 54 Main St Phoenix, with a property tax identification number of \_\_\_\_\_, consent and agree to the following:

1. Under New York State law and as the property owner, I am responsible for my fuel tanks. Even though CWC may provide reimbursement to anchor my fuel tank, CWC does not own, operate, manage or control the fuel tanks on my property. I, and/or the owner of the fuel tank, will remain responsible for maintenance, operation, and any future replacement of the fuel tanks on my property.
2. To facilitate this program, I/(we) shall cooperate with any investigation by CWC related to the anchoring of my fuel tank. This may include unannounced exterior inspections during regular business hours. Interior inspections will only be done when I/(we) or our agents are present.
3. To facilitate this program, CWC will provide reimbursement only for necessary work required to anchor the fuel tank. Work that is ineligible for reimbursement includes work that is not required under New York State Building Code to anchor the fuel tank, as determined by CWC.
4. Funding by CWC may result in tax consequences affecting me(us). I am responsible for any federal, state and/or local taxes that may result from this funding.
5. I/(we) will hire or cause to be hired a contractor of my/(our) choice to construct and install tank anchor. CWC is not responsible for the work of the contractor I/(we) hire and CWC does not provide any warranty for the work on my fuel tank or system by my contractor.
6. I/(we) will also release and hold CWC harmless from any and all claims, suits, orders, fines, penalties or damages arising out of my ownership and operation of the fuel tanks and/or the work completed by my/(our) contractor, including but not limited to any claims, suits, orders, fines, penalties or damages arising out of the anchoring of my fuel tank(s). In no circumstance will CWC be liable for any fuel spills or damage to a fuel tank.

Owner(s) Signature:  Date: 4/25/25

Mailing Address:

P.O. Box 10  
Phoenix NY 12864

Telephone:

845-594-4048 Home

Work



# CHRIS NISSEN CONSTRUCTION

PO Box 176 - Boiceville, NY 12412  
(845) 657-2333

Date: 6-10-2025

(MIKE) RICCIARDELLAS

54 MAIN ST.

PHOENICIA N.Y. 12464

## Description

1000 GALLON PROPANE TANK

BUILD AND SET INTO PLACE A 50"X192"X12" FORM. CUT AND TIE A REBAR GRID AND SET INTO THE FORM. POUR CONCRETE AND SET 4 ANCHERS INTO THE CONCRETE.

NOTE: THE CONCRETE TRUCK WILL NOT REACH THE FORM AREA DUE TO PVC PIPES AND TANKS UNDER GROUND - I WILL USE A WHEELBARROW AND OR MAKE AN EXTENDED CHUTE TO REACH THE FORM.

LABOR - MATERIAL - TAX

Total: \$ 7215.00

# Proposal

From J Sweet Excavation  
1684 Rt 214  
Lanesville NY 12450  
845-688-9799

Mike Ricciardella  
For. CWC

Digging out base for concrete platform  
for propane tank.  
192 long 50 inches wide

Placing crushed stone in the bottom  
and tamped.

Everything has to be wheelbarrowed  
in and out.

The risers on septic tanks will have to  
be pulled off and flat stones removed  
wood will be put down so the stones  
don't get broke

For the price of \$3800.00

Twenty Eight hundred dollars

*J Sweet*



2926 Route 32, Saugerties NY 12477  
Telephone: 518-514-2600  
[www.paracogas.com](http://www.paracogas.com)

# Quote

**Ricciardellas**

**ACCT# 439870X**

## Location 1

Once concrete is poured relocate current 1,000 gallon tank and place on new concrete slab.

Use provided straps to secure tanks, perform a leak check and resume service.

***Flat rate: \$350.00 (labor and materials included)***

***No Tax***



# National Flood Hazard Layer FIRMette



74°19'11"W 42°5'12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

74°18'33"W 42°4'46"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- Without Base Flood Elevation (BFE)  
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 1)

Future Conditions 1% Annual Chance Flood Hazard (Zone X)

Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)

Area with Flood Risk due to Levee (Zone D)

NO SCREEN

Area of Minimal Flood Hazard (Zone X)

Effective LOMRs

Area of Undetermined Flood Hazard (Zone X)

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped
- MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/16/2025 at 5:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.







**RESOLUTION NO. 5839**

**APPOINTMENT OF MEMBERS**  
**TO THE WATERSHED PARTNERSHIP AND PROTECTION COUNCIL EXECUTIVE**  
**COMMITTEE AND THE TECHNICAL ADVISORY COMMITTEE**

**WHEREAS**, The New York City Watershed Memorandum of Agreement (“MOA”) provides for the establishment of the Watershed Protection and Partnership Council (“WPPC”), to aid in the protection of drinking water quality and the economic vitality of Watershed communities as well as the creation of a Technical Advisory Committee (“TAC”) to the WPPC; and

**WHEREAS**, pursuant to the terms of the MOA, within the Council a sixteen member Executive Committee was established, three members of which were to be chosen by the watershed community members of the Catskill Watershed Corporation (“CWC”) Board; and

**WHEREAS**, there are no restrictions or qualifications on members appointed by the CWC West of Hudson members, however there can only be one member from a county; and

**WHEREAS**, the West of Hudson members of the CWC may appoint three members to the TAC, while there are no membership restrictions for the appointees, appropriate scientific or technical expertise is preferred; and

**WHEREAS**, members of the WPPC and the TAC serve four-year terms; and

**WHEREAS**, the West of Hudson members of the CWC Policy committee recommend that Tina Molé Chairperson Delaware County Board of Supervisors be appointed to the WPPC for a term which would expire on October 23, 2029; and

**WHEREAS**, the watershed community members of the CWC Policy Committee recommend that Nicholas Carbone Watershed Affairs Director at Delaware County be appointed to the TAC for a term which would expire on October 23, 2029.

**NOW, THEREFORE BE IT RESOLVED**, that the watershed community members of the CWC Board appoint Tina Molé to the WPPC for a four-year term expiring on October 23, 2029.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, that the watershed community members of the CWC Board appoint Nicholas Carbone to the TAC for a four-year term expiring on October 23, 2029.

**RESOLUTION NO. 5840**

**ADOPTION OF CFF LOAN BUDGET INCREASE AMENDMENT**  
**FOR FISCAL YEAR 2025**

**WHEREAS**, pursuant to Resolution No. 5495, adoption of the 2025 Operating budget for Catskill Watershed Corporation (CWC) expenses for the fiscal year 2024, the transferring of appropriations from the individual budget categories and budget amendments requires Board of Directors approval; and

**WHEREAS**, the Economic Development Committee and the Finance Committee have reviewed and recommend for Board approval the following budget amendment, as noted below; and

**WHEREAS**, the Capital Expenditure Budget will be increased by Five Million Dollars (\$5,000,000.00) for Catskill Fund for the Future's loans.

**NOW, THEREFORE BE IT RESOLVED**, the CWC Board approves the budget amendment.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, the CWC Board authorizes the Finance Department to increase the Capital Expenditure Budget by Five Million Dollars (\$5,000,000.00) to a total of Ten Million Dollars (\$10,000,000.00) for the Catskill Fund for the Future's Loan Program.

**RESOLUTION NO. 5841**

**APPROVAL OF CFF LOAN TO SOUND MOUNTAIN, LLC.**

**WHEREAS**, the Catskill Watershed Corporation (CWC) is a not for profit local development corporation whose purpose is, in part, “aiding that part of the Watershed of the City of New York located West of the Hudson River (the ‘West of Hudson Watershed’) by attracting new commerce and industry to such area and by encouraging the development of, or retention of, commerce and industry in such area, and lessening the burdens of government and acting in the public interest and all other lawful functions all in a manner which seeks to protect water quality in the West of Hudson Watershed”; and

**WHEREAS**, CWC established the Bridge Loan Funding Program for the purpose of covering costs of a project while an applicant is waiting for the disbursement of fully approved grant funds for a project located wholly within the West-of-Hudson Watershed and such loan will be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

**WHEREAS**, the Town of Roxbury submitted a grant application to New York State Downtown Revitalization Initiative (DRI) and was awarded a reimbursable grant of Ten Million Dollars (\$10,000,000) from the New York State Department of State for the purpose of revitalizing the Town’s Downtown ; and

**WHEREAS**, Sound Mountain, LLC. was awarded One Hundred Eighty Thousand Dollars (\$180,000) through the DRI grant for renovation and construction costs; and

**WHEREAS**, the Town of Roxbury and Sound Mountain, LLC. do not have sufficient resources to outlay funds that would be later reimbursed under the grant; and

**WHEREAS**, Sound Mountain, LLC. requests, the CWC Board consider providing funds for services and expenses within the scope of the grant in an amount not to exceed One Hundred Eighty Thousand Dollars (\$180,000) that would be later reimbursed by Sound Mountain, LLC. directly from the DRI grant once grant funds are received; and

**WHEREAS**, the CWC Economic Development Committee recommends the CWC Board of Directors approve a loan to Sound Mountain, LLC. at a rate of three and seventy-five hundredths percent (3.75%), to be paid upon receipt of reimbursement from the State of New York and that the outstanding principal is fully paid on the fifth (5<sup>th</sup>) anniversary date of the closing, for costs eligible for reimbursement under a grant with New York State on the condition that the Sound Mountain, LLC. also pay Two Thousand Nine Hundred Fifty Dollars (\$2,950.00) in closing fees associated with the loan.

**NOW THEREFORE BE IT RESOLVED**, that the CWC Board of Directors approve a loan to the Sound Mountain, LLC. at a rate of three and seventy-five hundredths percent (3.75%), in the amount of One Hundred Eighty Thousand Dollars (\$180,000), to be paid upon receipt of reimbursement from the

State of New York and that the outstanding principal is fully paid on the fifth (5<sup>th</sup>) anniversary date of the closing, for costs eligible for reimbursement under a grant with New York State for support of services and expenses eligible for reimbursement under a grant with New York State on the condition that the Sound Mountain, LLC. pay Two Thousand Nine Hundred Fifty Dollars (\$2,950.00) in closing fees associated with the loan.

**NOW, THEREFORE BE IT FURTHER RESOLVED,** that 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, and 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.

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

**NOW, THEREFORE BE IT FURTHER RESOLVED,** that 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 the Sound Mountain, LLC.**

The Executive Director of the CWC makes the following evaluation concerning a Bridge Loan to Sound Mountain, LLC. located in the Town of Roxbury, 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.

1. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the properties listed below are 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 properties listed below, are 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) Sound Mountain, LLC. will utilize the funds for services and expenses associated with the grant contracts.
  - (ii) The project is located in the Town of Roxbury.
  - (iii) The project will utilize a municipal sewage 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 Roxbury.
  - (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.



## Memorandum

To: Economic Development Committee

From: Barbara A Puglisi, Economic Development Director

Regarding: Sound Mountain LLC t/a Peace Love and Yoga

Date: August 5, 2025

---

The Hamlet of Roxbury and Grand Gorge Located in the Town of Roxbury were awarded a \$10,000,000 Downtown Revitalization Initiative Grant (DRI) in 2024. Sound Mountain LLC submitted an application to the Local Planning Committee (LPC) in the amount of \$180,000. The LPC recommended the project in the full amount of the request. There will be an equity contribution of \$90,000, and a bank loan of \$200,000 for a total project cost of \$470,000.

Sound Mountain LLC is requesting the CWC Board of Directors commit a Bridge Loan in the amount of \$180,000 at a rate of 3.75% for a term of five (5) years for working capital during the expansion of Peace Love Yoga. Peace Love and Yoga, operated by Sound Mountain LLC, is a growing wellness business in Roxbury, NY, offering yoga classes, a curated wellness retail shop, short-term rental accommodations, and flexible retreat and event space. The DRI award allows for the addition of four eco-conscious micro-lodging units and a bath house to host immersive wellness retreats directly on-site.

Peace Love and Yoga generates income from multiple sources:

- Weekly yoga classes
- Retail sales of wellness and artisan goods
- Event space rentals (hourly, daily, weekend)
- Retreat Space Rental
- Airbnb rental of a 2-bedroom apartment

With the addition of micro-lodging, they expect significant growth in:

- Retreat packages (lodging + programming)
- Overnight bookings via direct and third-party platforms
- Increased retail and local partnerships

This project supports job creation, tourism growth, and local economic revitalization in line with Roxbury's DRI vision. The eco-lodging expansion will help them attract high-value wellness travelers while deepening their impact on the local community. The bridge loan will be repaid upon successful reimbursement through the DRI grant, as per the program's guidelines.

The facility is located at 221 Hillcrest Avenue, it has 20 parking spaces and 4 EV charging stations.

## CONTINGENCIES AND CONDITIONS PRECEDENT

- Contingent on approval of NYS DRI Grant Award
- Contingent on Town of Roxbury Planning Board Approval

