

**Catskill Watershed Corporation
Septic Committee Meeting
September 2, 2025
Draft Minutes**

Attendance:

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

Others: Zach Baldwin-Way (CWC), 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), Matthew Gianetta (NYCDEP), Mitchell Hull (CWC), John Jacobson (CWC), Asher Josephson (NYCDEP Intern), Lynn Kavanagh (CWC), David Lane (CWC), Eric Lane (CWC), Michael Maloney (NYSDOH), James Martin (CWC), Sonia Martinez (CWC), Christopher Matthews (Director), Michael Meyers (NYCDEP), Dymitry Ostapyshyn (NYCDEP by Zoom), Barbara Puglisi (CWC), Nicholas Sadler (NYCDEP), John Schwartz (NYCDEP), Jeffrey Senterman (Director), James Sofranko (Director), Thomas Stalter (NYCDEP by Zoom), Gerson Tavarez (NYCDEP), John Wimbush (NYSDOH by Zoom), Pauline Wanjugi (NYSDOH by Zoom), Gemma Young (CWC)

- I. Arthur Merrill called the meeting to order at 9 21 AM.
- II. Minutes from the August, 2025 Committee Meeting were reviewed and approved as written.
- III. Septic Program:

A. Ralph Ceres Project: Mr. Ceres addressed the Committee. His residence is located at 186 Carl Road, Jewett, New York 12424. His engineer is D.R. Crandell Engineering Services, PLLC. The lowest bid for his project was submitted by Giordano's Blue Mountain Excavation, LLC. Mr. Ceres bought the property two years ago. The septic tank had been replaced. He understood that it still needed a new leach field. Mr. Ceres obtained a quote from Maggio & Sons. The total project cost exceeded \$35,000.00. Two more quotes were required. Mr. Ceres said he never saw the other bids. He was unaware that Giordano's Blue Mountain Excavation, LLC had submitted one. He received a quote approval letter. A copy was sent to Giordano's Blue Mountain Excavation LLC. Mr. Ceres called Maggio & Sons Land Development. Giordano's Blue Mountain Excavation, LLC never contacted him. He never signed a contract with them. They arrived with no communication and cut 12-15 trees. Mr. Ceres does not want them to be his contractor. He prefers Maggio & Sons Land Development. He asked if CWC had received three bids.

Mitch said bids for his project were received from Giordano's Blue Mountain Excavation, LLC, G.R. Excavating, Inc., and Maggio & Sons Land Development. Maggio & Sons Land Development installed the septic tank in October of 2023 for the previous owner at a cost of \$7,332.00 X 60% = \$4,399.20. Giordano's Blue Mountain Excavation, LLC submitted a quote of \$39,825.55 to build the

absorption field. This is a secondary residence eligible for 60%. $\$39,825.55 \times 60\% = \$23,895.33$. The total project cost to the septic program is $\$4,399.20 + \$23,895.33 = \$28,294.53$.

Jason explained that Mr. Ceres is free to use any contractor. The letter is not an award letter. CWC only approves the amount. Mr. Ceres can have Maggio & Sons Land Development build his absorption field, The amount stated on the letter is the amount the program will pay.

Mr. Ceres said that the program process was very unclear. He found it hard to navigate. He recommended taking a deeper look at procedures and tailoring support for homeowners. CWC does not put projects out to bid. Bid solicitation is up to homeowners. The engineer should have communicated with Mr. Ceres as well.

The contractor should have called before starting construction. Jason said this is the first time this has happened. The quote approval letter has already been revised. It emphasizes that the contractor cc'd is the low bidder. CWC's role is funding. There is no contract between CWC and builders of septic systems. The trees Giordano's Blue Mountain Excavation, LLC cut were not on the plan. They will likely want payment for work done.

Tim will write a letter to Giordano's Blue Mountain Excavation, LLC. He will copy Mr. Ceres.

- B. Enrique Arencibia Over \$30,000.00:** Mr. Arencibia's residence is located at 54 Burnham Hollow Road, Big Indian, New York 12410 in the Town of Shandaken. CWC staff determined that his septic system is likely to fail. The engineer is Christopher DiChiaro, P.E. The contractor is L&L Earthworx. Mr. Arencibia signed into the program on October 7, 2024. His Design Application was received by NYCDEP on May 30, 2025, and deemed complete on June 17, 2025. His septic system design was recommended for NYCDEP Design Approval on June 17, 2025. Mr. Arencibia's two-year deadline is October 7, 2026. His proposed septic system will serve a five-bedroom house. Major components of this system include a 1,500 gallon poly septic tank, one 1,250 gallon poly pump chamber, 23 linear feet gravity pipe, 96 linear feet of force main, an effluent filter, one distribution box, 300 cubic yards of random fill material, 360 linear feet of Presby pipe, 45 cubic yards of C-33 sand, 22 linear feet of vent pipe, 140 linear feet of access road, a sub panel, 2500 square feet of jute fabric, spread and reclaim excess material and site restoration. Three quotes were submitted to the homeowner for this project. They were \$74,427.00, \$75,700.00 and \$84,300.00. The lowest quote, submitted by L&L Earthworx, 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 Enrique Arencibia in the amount not to exceed \$74,427.00 to build his septic system.
- C. Raymond Buel Over \$30,000.00:** Mr. Buel's residence is located at 269 Bear Kill Road, Gilboa, New York 12076 in the Town of Conesville. CWC staff determined that his septic system is failing. The engineer is Praetorius &

Conrad, P.C. The contractor is SM Young LLC. Mr. Buel signed into the program on February 27, 2024. His Design Application was received by NYCDEP on January 31, 2025, and deemed complete on February 19, 2025. His septic system design was recommended for NYCDEP Design Approval on June 24, 2025. Mr. Buel's two-year deadline is February 27, 2026. His proposed septic system will serve a four-bedroom house. Major components of this system include a 1,250-gallon septic tank, one pump chamber, 13 linear feet gravity pipe, 44 linear feet of force main, an effluent filter, one distribution box, 390 cubic yards of absorption fill material, 360 square feet pf Eljen units. 40 cubic yards of C-33 sand, 110 linear feet of access road, remove one tree and site restoration. Three quotes were submitted to the homeowner for this project. They were \$48,963.33, \$51,005.00 and \$67,249.80. The lowest quote, submitted by SM Young LLC, is below 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 Raymond Buel in the amount not to exceed \$48,963.33 to build his septic system.

- D. Florence Gillen Over \$30,000.00:** Ms. Gillen's residence is located at 3582 Route 23C, Jewett, New York 12444 in the Town of Jewett. CWC staff determined that her septic system is failing. The engineer is Praetorius & Conrad, P.C. The contractor is James E. Rion. Ms. Gillen signed into the program on October 29, 2024. Her Design Application was received by NYCDEP on June 13, 2025, and deemed complete on June 23, 2025. Her septic system design was recommended for NYCDEP Design Approval on June 23, 2025. Ms. Gillen's two-year deadline is October 29, 2026. Her proposed septic system will serve a four-bedroom house. Major components of this system include a 1,250 gallon septic tank, one pump chamber, 39 linear feet of gravity pipe, 178 linear feet of force main, an effluent filter, one distribution box, 132 cubic yards of absorption fill material, 315 linear feet of absorption trench, 205 linear feet of access road, remove eight trees and site restoration. Three quotes were submitted to the homeowner for this project. They were \$36,446.00, \$41,500.00 and \$42,751.94. The lowest quote, submitted by James E. Rion, is below 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 Florence Gillen in the amount not to exceed \$36,446.00 to build her septic system.
- E. Emil Hollander Over \$30,000.00:** Mr. Hollander's residence is located at 2609 Dry Brook Road, Arkville, New York 12406 in the Town of Middletown. CWC staff determined that his septic system is failing. The engineer is Steele Brook Engineering PLLC. The contractor is Don Allen Excavating. Mr. Hollander signed into the program on June 20, 2024. His Design Application was received by NYCDEP on February 7, 2025, and deemed complete on February 11, 2025. His septic system design was recommended for NYCDEP Design Approval on August 1, 2025. Mr. Hollander's two-year deadline is June 20, 2026. His proposed septic system will serve a two-bedroom house. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 67 linear feet of gravity pipe, 77 linear feet of force main, an effluent filter, one distribution box, 280 cubic yards of absorption fill material, 160 linear feet of Presby pipe, 19 cubic yards of C-33 sand, 177 linear feet of vent pipe, 110 linear feet of

improved swale, excavate and spread cut and fill area and site restoration. Three quotes were submitted to the homeowner for this project. They were \$48,848.00, \$54,732.00 and \$54,936.00. The lowest quote, submitted by Don Allen Excavating, is below 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 Emil Hollander in the amount not to exceed \$48,848.00 to build his septic system.

- F. Robert Rall Over \$30,000.00:** Mr. Rall's residence is located at 804 Davis Road, East Meredith, New York 13757 in the Town of Meredith. 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. Rall signed into the program on September 10, 2024. His Design Application was received by NYCDEP on April 9, 2025, and deemed complete on April 21, 2025. His septic system design was recommended for NYCDEP Design Approval on July 31, 2025. Mr. Rall's two-year deadline is September 10, 2026. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 50 linear feet of gravity pipe, 135 linear feet of force main, an effluent filter, one distribution box, 374 cubic yards of absorption fill material, 15 cubic yards of random fill material, 225 linear feet of absorption trench, 158 linear feet of improved swale, 150 linear feet of silt fence, 315 linear feet of access road, remove 16 trees, 30 linear feet of 24-inch culvert, 20 linear feet of Schedule 80 pipe, sedimentation filter and site restoration. Three quotes were submitted to the homeowner for this project. They were \$83,850.00, \$85,800.00 and \$86,775.00. 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 Robert Rall in the amount not to exceed \$83,850.00 to build his septic system.
- G. Mikey Roe Over \$30,000.00:** Mr. Roe's residence is located at 840 Bussey Hollow Road, Andes, New York 13731 in the Town of Andes. CWC staff determined that his septic system is failing. The engineer is John Bolger, P.E. The contractor is Mountain Ridge Excavation & Construction. Mr. Roe signed into the program on October 10, 2023. His Design Application was received by NYCDEP on September 24, 2024, and deemed complete on October 7, 2024. His septic system design was recommended for NYCDEP Design Approval on December 10, 2024. Mr. Roe's two-year deadline is October 10, 2025. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000 gallon H2O septic tank, one pump chamber, 25 linear feet of gravity pipe, 62 linear feet of force main, an effluent filter, 53 cubic yards of absorption fill material, 81 cubic yards of C-33 sand, three peat modules, 78 linear feet of curtain drain, 12 linear feet of curtain drain outlet pipe, 75 linear feet of access road, 21 linear feet of six-inch sleeve, move a shed, two cast iron risers and site restoration. Three quotes were submitted to the homeowner for this project. They were \$49,750.00, \$49,945.00 and \$66,326.63. The lowest quote, submitted by Mountain Ridge Excavation & Construction, 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 Mikey Roe in the amount not to exceed \$49,750.00 to build his septic system.

- H. Fabrizio Tiso Over \$30,000.00:** Mr. Tiso's residence is located at 240 Ranger Road, Margaretville, New York 12455 in the Town of Middletown. CWC staff determined that his septic system is likely to fail. The engineer is Rex Sanford, P.E. The contractor is Estes Plumbing & Excavation. Mr. Tiso signed into the program on November 8, 2024. His Design Application was received by NYCDEP on August 6, 2025, and deemed complete on August 12, 2025. His septic system design was recommended for NYCDEP Design Approval on August 15, 2025. Mr. Tiso's two-year deadline is November 8, 2026. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000-gallon septic tank, 119 linear feet of gravity pipe, an effluent filter, one distribution box, 225 linear feet of absorption trench, 265 linear feet of access road, remove 21 trees, spread and reclaim excess material and site restoration. Three quotes were submitted to the homeowner for this project. They were \$40,706.58, \$41,975.00 and \$43,101.16. The lowest quote, submitted by Estes Plumbing & Excavation, 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 Fabrizio Tiso in the amount not to exceed \$40,705.58 to build his septic system.
- I. Shokan Congregation of Jehovah's Witnesses Over \$30,000.00:** The Shokan Congregation of Jehovah's Witnesses is located at 2720 State Route 28, Shokan, New York 12481 in the Town of Olive. 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. David Estes and Michael Gallagher, representatives, signed this property into the program on December 18, 2023. The two-year deadline is December 18, 2025. Major components of this system include a 2,000 gallon septic tank, 65 linear feet of gravity pipe, an effluent filter, one distribution box, 540 cubic yards of absorption fill material, 160 cubic yards of random fill material, 450 linear feet of Presby pipe, 110 cubic yards of C-33 sand, 35 linear feet of vent pipe, remove 14 trees, 45 linear feet of 12-inch culvert, saw cut blacktop, 10 road plates, decommission a second septic tank and site restoration. Tim explained that the congregation wanted Jehovah's Witnesses to bid on the project. CWC declined a bid from Peter Estes Excavation because David Estes, owner of Estes Plumbing & Excavation, and Peter are brothers. Three quotes were submitted to the Shokan Congregation of Jehovah's Witnesses for this project. They were \$107,568.58, \$112,667.80 and \$113,972.84. The quotes were from Estes Plumbing & Excavation, Maduri Excavating Inc., and Romosa Excavation. The lowest quote, submitted by Estes Plumbing & Excavation, 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 the Shokan Congregation of Jehovah's Witnesses in the amount not to exceed \$107,568.58 to build their septic system.
- J. Michael Grassi Additional Costs:** Mr. Grassi's residence is located at 3273 State Route 28, Shokan, New York 12481 in the Town of Olive. This project is

within the Managed Repair Area. It was previously approved \$11,378.80 for an emergency installation of a 1,250-gallon septic tank. The engineer is Joseph Boek, P.E. The contractor is Eberhardt Excavation, LLC. Mr. Grassi signed into the program on May 15, 2025. His Design Application was received by NYCDEP on July 8, 2025, and deemed complete on July 11, 2025. His septic system design was recommended for NYCDEP Design Approval on July 11, 2025. His two-year deadline is March 15, 2027. His proposed septic system will serve a four-bedroom house. Most of the major components of this system include one pump chamber, four linear feet of gravity pipe, 80 linear feet of force main, one distribution box, 142 cubic yards of absorption fill material, 186 linear feet of absorption trench and site restoration. Eberhardt submitted a quote of \$23,621.20 to the property owner for this project. This amount is below the staff estimated cost of construction based on the Schedule of Values. The total project cost will be \$35,000.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Michael Grassi in the amount not to exceed \$23,261.20 for additional costs to build his septic system.

- K. Alice Mavrikidis-Barr Additional Costs:** Ms. Mavrikidis-Barr's residence is located at 64 Wanatuska Court, Highmount, New York 12441 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 \$37,127.64. Large numbers of rocks were encountered during excavation. The contractor had to bring in suitable fill material to fill voids and backfill components of the system. Excavated rock was spread and reclaimed on site. The contractor has requested \$8,104.66 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$45,232.30. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Alice Mavrikidis-Barr in the amount not to exceed \$8,104.66 for additional costs to build her septic system.
- L. Margaret Smith Additional Costs:** Ms. Smith's residence is located at 94 Glenford-Wittenberg Road, Glenford, New York 12433 in the Town of Hurley. The engineer is Christopher DiChiaro, P.E. The contractor is Eberhardt Excavation LLC. This project was previously approved for \$54,990.89. Ledge rock was encountered while installing the septic tank and pump chamber. The contractor hammered for 13 hours to attain necessary depths. A second drywell was discovered, and interior plumbing had to be modified to connect the pipe discharging to it to the new septic tank. The absorption field was compromised by excessive amounts of water. The contractor relocated 80 linear feet of 15-inch culvert and installed 13 cubic yards of rip rap stone for drainage. The contractor has requested \$15,897.67 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$70,888.56. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Margaret Smith in the amount not to exceed \$15,897.67 for additional costs to build her septic system.
- M. Michael Talese Additional Costs:** Mr. Talese's residence is located at 835 Tarigo Road, Fleischmanns, New York 12430 in the Town of Middletown. The engineer is Rex Sanford, P.E. The contractor is G.C. Landscaping & Excavation Inc. This project was previously approved for \$52,475.54. Large numbers of

rocks were encountered during installation of absorption field. Extra machine time was required, and additional fill material was brought in to fill voids. A 50 linear foot curtain drain and 100 linear feet of improved swale were installed to protect the tanks. The contractor has requested \$5,687.47 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$58,163.01. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Michael Talese in the amount not to exceed \$5,687.47 for additional costs to build his septic system.

- N. Katherine Wandersee Additional Costs:** Ms. Wandersee's residence is at 2644 Burroughs Memorial Road, Roxbury, New York 12474 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 \$63,246.00. Additional fill material was necessary to fill in low areas beneath the absorption field. The contractor had cut additional trees and bucket material on a different route than he planned because of an underground utility that was not present when he submitted his quote. Locations of the septic tank and pump chamber were changed because plumbing left the house in a different place than shown on the plan. A sleeve was installed beneath the driveway. An additional 63 linear feet of force main was necessary. Ledge rock was encountered while excavating for the septic tank and pump chamber. The contractor hammered for five hours to attain necessary depth. The contractor has requested \$9,735.36 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$72,981.36. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Katherine Wandersee in the amount not to exceed \$72,981.36 for additional costs to build her septic system.
- O. Tuscarora Club of Millbrook Additional Costs:** The Tuscarora Club of Millbrook Ferguson Cottage is located at 2509 Millbrook Road. Margaretville, New York 12455 in the Town of Middletown. The engineer is Rex Sanford, P.E. The contractor is Mammoth Excavation, Inc. This project was previously approved for \$53,645.06. The contractor discovered that electrical wiring had to be installed across the house to a panel in the attic. The contractor has requested \$875.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$54,520.06. The Committee recommended that a resolution be brought before the Board of Directors to reimburse the Tuscarora Club of Millbrook in the amount not to exceed \$875.00 for additional costs to build their septic system.
- P. West Hurley Fire Department Additional Costs:** The West Hurley Fire Department is located at 751 Ohayo Mountain Road, Glenford, New York 12433 in the Town of Hurley. The engineer is Rex Sanford, P.E. The contractor is Chad Davis Contracting. This project was previously approved for \$65,524.00. Ledge rock was encountered during excavation. The contractor hammered for two-and-a-half days to attain necessary depth. A footing drain had to be re-routed away from the new system. The contractor has requested \$12,471.60 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$77,995.60. The Committee recommended that a resolution be brought before the Board of Directors to reimburse the West Hurley Fire

Department in the amount not to exceed \$12,471.60 for additional costs to build their septic system.

- Q. Elizabeth Estelle Second Time Repair:** Ms. Estelle's residence is in the Town of Roxbury, Section, Block and Lot number 71.00-2-3.1. This project was paid for in 2000 under the Coordinator Program. The pump and control panel are not working and need to be replaced. The septic tank was pumped in 2014, 2018, 2022 and 2025. The Committee recommended that a resolution be brought before the Board of Directors to approve Elizabeth Estelle for a second time repair.
 - R. Christina Mitchell Second Time Repair:** Ms. Mitchell's residence is in the Town of Walton, Section, Block and Lot number 232-2-12.3. This project was paid for under a previous owner in 2014 under the Priority 7 Program. The pump failed and was replaced. The septic tank was pumped in 2023. The Committee recommended that a resolution be brought before the Board of Directors to approve Christina Mitchell for a second time repair.
 - S. Patricia Strahl Second Time Repair:** Ms. Strahl's residence is in the Town of Olive, Section, Block and Lot number 46.5-2-15. It is in the Shokan Managed Repair Area. This project was paid for in 1998 under the Reimbursement Program. The absorption field has failed and needs to be replaced. The septic tank was pumped in 2019 and 2025. The Committee recommended that a resolution be brought before the Board of Directors to approve Patricia Strahl for a second time repair.
 - T. Septic Maintenance:** Eric Lane reported that pump out costs were reimbursed to 86 property owners last month. A total of 451 pump out costs have been reimbursed this year. This is 46 more than last year at this time.
- Prattsville has submitted an initial draft Feasibility Study.
- U. Septic Cluster:** No report.
 - V. Septic Update:** Mitch Hull reported that 39 septic system repair costs were reimbursed to property owners last month. A total of 137 septic system repair costs has been reimbursed this year. This is six behind last year.
 - W. Other:** Jason reviewed his funding chart. Funding has been increased. Payments of \$4.25 million will be received three out of four quarters of the year. He showed a bar graph illustrating that program expenses were less in the month of June than in the past two years. He noted that he had signed a lot of checks recently. We will see what it looks like next month.

IV. The next Septic Committee Meeting was scheduled for October 7, 2025.

VI. The meeting was adjourned at 10:02 AM.