

Catskill Watershed Corporation
Board Meeting
October 7, 2025
AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call of Directors**
- IV. Review and Approval of September 2, 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)**
- VIII. Res #5834 Tab 6 – MOA 145 – Stonewall Windham LLC**
 - Res #5843 Tab 7 – Septic Over \$30,000 – Enrique Arencibia
 - Res #5844 Tab 8 – Septic Over \$30,000 – Raymond Buel
 - Res #5845 Tab 9 – Septic Over \$30,000 – Florence Gillen
 - Res #5846 Tab 10 – Septic Over \$30,000 – Emil Hollander
 - Res #5847 Tab 11 – Septic Over \$30,000 – Robert Rall
 - Res #5848 Tab 12 – Septic Over \$30,000 – Mikey Roe
 - Res #5849 Tab 13 – Septic Over \$30,000 – Fabrizio Tiso
 - Res #5850 Tab 14 – Septic Over \$30,000 – Expanded Septic – Shokan Congregation of Jehovah’s Witnesses
 - Res #5851 Tab 15 – Septic Over \$30,000 – Additional Cost – Michael Grassi
 - Res #5852 Tab 16 – Septic Over \$30,000 – Additional Cost – Alice Mavrikidis-Barr
 - Res #5853 Tab 17 – Septic Over \$30,000 – Additional Cost – Margaret Smith
 - Res #5854 Tab 18 – Septic Over \$30,000 – Additional Cost – Michael Talese
 - Res #5855 Tab 19 – Septic Over \$30,000 – Additional Cost – Katherine Wandersee
 - Res #5856 Tab 20 – Septic Over \$30,000 – Additional Cost – Expanded Septic – Tuscarora Club of Millbrook – Ferguson Cottage
 - Res #5857 Tab 21 – Septic Over \$30,000 – Additional Cost – Expanded Septic – West Hurley Fire Department
 - Res #5858 Tab 22 – Second Time Repair Eligibility – Jeffrey Clement*
 - Res #5859 Tab 23 – Second Time Repair Eligibility – Delmar Crim*
 - Res #5860 Tab 24 – Second Time Repair Eligibility – Joseph Grimm*
 - Res #5861 Tab 25 – Second Time Repair Eligibility – Dana Hommel*
 - Res #5862 Tab 26 – Second Time Repair Eligibility – Robert Janiszewski*
 - Res #5863 Tab 27 – Second Time Repair Eligibility – Jeanie Scotti*
 - Res #5864 Tab 28 – Future Stormwater – Windham Mountain Partners Adventure Center
 - Res #5865 Tab 29 – FHMIP – Feasibility Study - Erica Schumacher – 8 Conine Road, Prattsville
 - Res #5866 Tab 30 – Finance - IITS – 2026 Renewal Agreement and Additional Services*
 - Res #5867 Tab 31 – Policy – Water Withdrawal Permit*
 - Res #5868 Tab 32 – Public Education – Workforce Development Program Rules*
- Executive Session**
 - Res #5869 Tab 33 - CFF – Collateral Change – Robert Kehoe and Yvette Blain T/A Delaware Business Systems Inc.
 - Res #5870 Tab 34 – CFF – Business Loan – Sherbois Properties LLC.
 - Res #5871 Tab 35 – CFF – Business Loan – 1084 Main Street Associates LLC.
- IX. Announcements from the Chair**
- X. Board Member Discussion – Next Meeting November 4, 2025**
- XI. Adjournment**

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

DRAFT MINUTES

September 2, 2025

I. Called to Order at 10:45 AM

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, Jeff Senterman, Arthur Merrill, George Haynes, Jr. and Thomas Hoyt

Members Excused: Thomas Snow, Innes Kasanof, John Kosier, Allen Hinkley

Staff Members Present: Jason Merwin, Timothy Cox, Donald Brown, Jessica Fiedler, Lindsay Ballard, Gemma Young, Lynn Kavanagh, Barbara Puglisi and Samantha Costa

Others Present: Aaron Bennett (NYCDEP), Nick Sadler (NYCDEP), Mike Maloney (NYSDOH), Mike Meyer (NYCDEP), John Schwartz (NYCDEP) Matt Gianetta (NYCDEP)

Others Present Via Zoom: The phone for the zoom kept disconnecting therefore nobody was able to join

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.

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**V. Presentation of Communications**

**Finance Report**

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

*Voice Vote, carried unanimously.*

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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:

VII. Presentation of Resolutions

A motion to approve Tab 6 to Tab 8, Resolution No. 5811 to Resolution No. 5813, was made by Christopher Mathews and seconded by Shilo Williams.

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.

Septic Over \$30,000 – Laura White – Tab 8

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.

Voice Vote, carried unanimously.

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A motion to approve Tab 9, Resolution No. 5814, was made by Jeff Sentermen and seconded by Joseph Cetta.

**Septic Over \$30,000 – Expanded Septic – Winnisook Inc. – Hunters Cabin – Tab 9**

September 2, 2025

**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).

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

**Expanded Septic Program: Hunters Cabin**

Address: 1816 Oliveria 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.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 10 to Tab 20, Resolution No. 5815 to Resolution No. 5825, was made by Arthur Merrill and seconded by George Haynes Jr.

Septic Over \$30,000 – Additional Cost – Robert Barker – Tab 10

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.

Septic Over \$30,000 – Additional Cost – Veronica Gomez – Tab 11

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.

Septic Over \$30,000 – Additional Cost – Nigel Hall – Tab 12

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.

Septic Over \$30,000 – Additional Cost – Seikai Ishizuka – Tab 13

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.

Septic Over \$30,000 – Additional Cost – Douglas McLaurine – Tab 14

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 recommends 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.

Septic Over \$30,000 – Additional Cost – Andrea Occhi – Tab15

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.

Septic Over \$30,000 – Additional Cost – Constantine Pengos – Tab 16

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.

Septic Over \$30,000 – Additional Cost – Peggy Pilch – Tab 17

September 2, 2025

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

Septic Over \$30,000 – Additional Cost – Jason Roxby – Tab 18

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.

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.

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.

Voice Vote, carried unanimously.

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A motion to approve Tab 21 to Tab 22, Resolution No. 5826 to Resolution No. 5827, was made by Richard Parete and seconded by Christopher Mathews.

**Septic Over \$30,000 – Additional Cost – Expanded Septic – Winnisook Inc. – Hinkley Cabin – Tab 21**

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, Oliverea 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.

**Septic Over \$30,000 – Additional Cost – Expanded Septic – 37 Alpine Road Property – Tab 22**

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.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 23 to Tab 25, Resolution No. 5828 to Resolution No. 5830, was made by Joseph Cetta and seconded by Arthur Merrill.

Second Time Repair Eligibility – Elizabeth Estelle – Tab 23

September 2, 2025

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.

Voice Vote, carried unanimously.

~~~~~

A motion to approve Tab 26, Resolution No. 5831, was made by Thomas Hoyt and seconded by George Haynes Jr.

**FSW – Catskill Holdings Windham – Additional Funds – Tab 26**

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.

| COST BREAKOUT |               |
|---------------|---------------|
| 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<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**

*Voice Vote, carried unanimously.*

~~~~~

A motion to approve Tab 27, Resolution No. 5832, was made by Richard Parete and seconded by Joseph Cetta.

FSW – Stonewall Windham LLC – Tab 27

September 2, 2025

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.

COST BREAKOUT	
Design:	\$59,907.11
Construction:	\$1,725,945
Total:	\$1,785,852.11
15% Contingency:	\$267,877.82
TOTAL:	\$2,053,729.93
50% Election	\$1,026,864.96
PROGRAM ALLOCATION	
FSW Funding	\$513,432.48

MOA-145 Funding	\$513,432.48
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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

Voice Vote, carried unanimously.

~~~~~

A motion to approve Tab 28, Resolution No. 5833, was made by Thomas Hoytt and seconded by George Haynes Jr.

**MOA 145 – Catskill Holdings Windham – Additional Funds – Tab 28**

September 2, 2025

**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 into 12 residential lots. Stormwater controls include erosion and sediment controls, multiple large bioretention basins, attenuation basins, rain gardens, and level spreaders.

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

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

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

|                    |              |
|--------------------|--------------|
| 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**

*Voice Vote, carried unanimously.*

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A motion to table Tab 29, Resolution No. 5834, was made by Joseph Cetta and seconded by Thomas Hoytt.

MOA 145 – Stonewall Windham LLC – Tab 29

September 2, 2025

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.

COST BREAKOUT	
Design:	\$59,907.11
Construction:	\$1,725,945
Total:	\$1,785,852.11
15% Contingency:	\$267,877.82
TOTAL:	\$2,053,729.93
50% Election	\$1,026,864.96
PROGRAM ALLOCATION	
FSW Funding	\$513,432.48

MOA-145	\$513,432.48
Funding	

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

Voice Vote, carried unanimously.

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A motion to approve Tab 30 to Tab 32, Resolution No. 5835 to Resolution No. 5837, was made by Joseph Cetta and seconded by Arthur Merrill.

**FHMIP – Feasibility Study – Adrian Colarusso – 1392 Route 214 Lanesville NY – Tab 30**

September 2, 2025

### **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**

**FHMIP – Feasibility Study – Robert Johnson – 1487 Route 214 Lanesville NY – Tab 31**

September 2, 2025

**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**

**FHMIP – Feasibility Study – Preston Woolheater – 1392 Route 214 Lanesville NY – Tab 32**

September 2, 2025

**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**

*Voice Vote, carried unanimously.*

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A motion to table Tab 33, Resolution No. 5838, was made by James Sofranko and seconded by Christopher Mathews.

FHMIP – Tank Anchoring – 54 Main Street LLC – Michael Ricciardella – Tab 33

September 2, 2025

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 engineer’s 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.

Voice Vote, carried unanimously.

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A motion to table Tab 34, Resolution No. 5839, was made by Richard Parete and seconded by Christopher Mathews.

**WPPC Committee & The Technical Advisory Committee – Tab 34**

September 2, 2025

**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.

*Voice Vote, carried unanimously.*

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A motion to table Tab 35, Resolution No. 5840, was made by James Sofranko and seconded by Joseph Cetta.

CFF – 2025 Budget Increase – Tab 35

September 2, 2025

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.

Voice Vote, carried unanimously.

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Motion to waive Rule 14 was made by Tina Molé without objection for Handout Resolution – CFF Loan 1033 Main Street, LLC and passed without objection.

**Executive Session** A motion to enter executive session was made by Arthur Merrill and seconded by Shilo Williams.

The Board re-entered regular session at 11:00 AM

A motion to approve Tab 36, Resolution No. 5841, was made by James Sofranko and seconded by Richard Parete.

**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.

*Voice Vote, carried unanimously.*

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A motion to approve Handout Resolution No. 5841, was made by Arthur Merrill and seconded by Joseph Cetta.

Handout Resolution – 1033 Main Street LLC

September 2, 2025

RESOLUTION NO.
APPROVAL OF 1033 MAIN STREET, 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, 1033 Main Street, LLC. has applied for a Three Hundred Forty-Nine Thousand Two Hundred Seventy-Two Dollar (\$349,272) loan for a term of twenty (20) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240th) payment date, to purchase and renovate the real property known as 1033 Main Street, Fleischmanns NY, and for soft costs; and

WHEREAS, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for 1033 Main Street, LLC.; and

WHEREAS, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for 1033 Main Street, LLC.; and

WHEREAS, the CWC Loan Committee has recommended approval of the CWC Loan application from 1033 Main Street, 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 1033 Main Street, LLC.'s application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Three Hundred Forty-Nine Thousand Two Hundred Seventy-Two Dollars (\$349,272) for a term of twenty (20) years, at a rate of four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240th) payment date and further waives the requirement of a participating lender pursuant to CFF Program Rule § 1:05:02 participating lender and CFF Program Rule § 1:05:06 loan maturity.

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 1033 Main Street, LLC.

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to 1033 Main Street, LLC. located in the Town of Middletown, Village of Fleischmanns, NY. Evaluation is based on the Evaluation Criteria established in the Catskill Fund for the Future Program Rules, approved on August 22, 2001 by the CWC Board of Directors.

4. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1033 Main Street, Fleischmanns, NY, owned by 1033 Main Street, LLC., is presently in compliance with all applicable environmental statutes and regulations.
5. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1033 Main Street, Fleischmanns, NY, owned by 1033 Main Street, LLC., is not subject to any enforcement actions by any regulatory agency.
6. (a) To the best of CWC's knowledge, the project is consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.
 - (vii) 1033 Main Street, LLC., located at 1033 Main Street, Fleischmanns, NY, will purchase, renovate and lease space to Commercial Businesses.
 - (viii) The projects is located in the Town of Middletown, Village of Fleischmanns
 - (ix) The projects will utilize a municipal sewer system
 - (x) The projects appear to present no threat to water quality.
 - (xi) The projects appear to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
 - (xii) Based on NYCDEP the projects are not in the 60 day travel time.
 - (vii) There is no impact on Federal or State wetlands.
- (b) The projects maintain the character of the Town of Middletown, Village of Fleischmanns.
 - (v) The projects are consistent with current zoning.
 - (vi) The projects are compatible with surrounding land uses.
 - (vii) The projects will not generate excessive traffic.
 - (viii) The projects 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 projects are consistent with the West of Hudson Economic Development Study, which has been completed.
5. Not applicable.

Voice Vote, carried unanimously.

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#### **VIII. Announcements from the Chair**

**IX. Board Member Discussion – Next Meeting November 4, 2025**

**X. Adjourned 11:06 AM**

**Catskill Watershed Corporation**  
Statement of Financial Position - \* CM BS By Fund  
As of 7/31/2025

|                                     | <u>Current Year</u>          |
|-------------------------------------|------------------------------|
| <b>Assets</b>                       |                              |
| Current Assets:                     |                              |
| Cash - Checking                     | 129,306,915.32               |
| Cash - Savings Accounts             | 20,087,005.58                |
| Cash - Certificates of Deposit      | 0.00                         |
| Cash - Money Markets                | 1,856,082.92                 |
| Cash - Restricted                   | 2,487,697.56                 |
| Short-Term Investments              | 7,366,028.50                 |
| Grants Receivable                   | 122,153.27                   |
| Accounts Receivable                 | 0.00                         |
| Accrued Interest Receivable         | 177,966.98                   |
| Loans Receivable - net              | 1,904,316.14                 |
| Due From Other Funds                | 0.00                         |
| Prepaid Expenses & Other Assets     | <u>207,111.56</u>            |
| Total Current Assets:               | 163,515,277.83               |
| Capital Assets:                     |                              |
| Capital Assets - Cost               | 20,534,249.26                |
| Accum Depreciation/Amortization     | <u>(3,395,980.11)</u>        |
| Total Capital Assets:               | 17,138,269.15                |
| Non-Current Assets:                 |                              |
| Long-Term Investments               | 877,748.00                   |
| Lease Recievble - net               | 57,945.77                    |
| Loans Receivable - net              | 26,302,273.27                |
| Real Estate Investments - net       | <u>0.00</u>                  |
| Total Non-Current Assets:           | <u>27,237,967.04</u>         |
| Total Assets                        | <u><u>207,891,514.02</u></u> |
| <b>Liabilities &amp; Net Assets</b> |                              |
| Current Liabilities:                |                              |
| Accounts Payable                    | 341.69                       |
| Withholding Payables                | 455.38                       |
| Accrued Liabilities                 | 286,153.58                   |
| Lease Liabilities                   | 0.00                         |
| Deferred Grant Revenue              | 191,409,621.06               |
| Deferred Interest Income            | <u>60,966.18</u>             |
| Total Current Liabilities:          | 191,757,537.89               |
| Net Assets:                         |                              |
| Unrestricted                        | <u>16,133,976.13</u>         |
| Total Net Assets:                   | <u>16,133,976.13</u>         |
| Total Liabilities & Net Assets      | <u><u>207,891,514.02</u></u> |

Catskill Watershed Corporation  
Statement of Financial Position - \* Audit - by Fund/Prgm  
As of 7/31/2025

|                                     | Operating             | Septic III          | Septic V             | Land Acquisition | Septic Maintenance<br>II | Stream Corridor<br>Program | Flood Hazard II     | CWMP III            | Total                 |
|-------------------------------------|-----------------------|---------------------|----------------------|------------------|--------------------------|----------------------------|---------------------|---------------------|-----------------------|
| <b>Assets</b>                       |                       |                     |                      |                  |                          |                            |                     |                     |                       |
| <b>Current Assets:</b>              |                       |                     |                      |                  |                          |                            |                     |                     |                       |
| Cash - Checking                     | 476,034.06            | 2,052,799.51        | 23,769,977.24        | 0.00             | 296,026.40               | 260,430.24                 | 7,775,517.78        | 2,199,920.50        | 36,830,705.73         |
| Cash - Certificates of Deposit      | 0.00                  | 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                | 0.00                | 48,386.83             |
| Cash - Restricted                   | 0.00                  | 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                | 0.00                  |
| Grants Receivable                   | 0.00                  | 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                | 0.00                  |
| Accrued Interest Receivable         | 0.00                  | 0.00                | 0.00                 | 0.00             | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Due From Other Funds                | 150,273.73            | 0.00                | (17,017.03)          | 1,653.11         | (4,638.97)               | 0.00                       | (2,371.56)          | (26.13)             | 127,873.15            |
| Prepaid Expenses & Other Assets     | <u>205,453.47</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>205,453.47</u>     |
| Total Current Assets:               | 880,148.09            | 2,052,799.51        | 23,752,960.21        | 1,653.11         | 291,387.43               | 1,627,284.84               | 7,773,146.22        | 3,320,737.33        | 39,700,116.74         |
| <b>Capital Assets:</b>              |                       |                     |                      |                  |                          |                            |                     |                     |                       |
| Capital Assets - Cost               | 20,399,416.72         | 5,697.16            | 27,758.25            | 0.00             | 0.00                     | 0.00                       | 0.00                | 0.00                | 20,432,872.13         |
| Accum Depreciation/Amortization     | <u>(3,261,147.57)</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>0.00</u>         | <u>(3,294,602.98)</u> |
| Total Capital Assets:               | 17,138,269.15         | 0.00                | 0.00                 | 0.00             | 0.00                     | 0.00                       | 0.00                | 0.00                | 17,138,269.15         |
| <b>Non-Current Assets:</b>          |                       |                     |                      |                  |                          |                            |                     |                     |                       |
| 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>         | <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>         | <u>0.00</u>           |
| Total Assets                        | <u>18,018,417.24</u>  | <u>2,052,799.51</u> | <u>23,752,960.21</u> | <u>1,653.11</u>  | <u>291,387.43</u>        | <u>1,627,284.84</u>        | <u>7,773,146.22</u> | <u>3,320,737.33</u> | <u>56,838,385.89</u>  |
| <b>Liabilities &amp; Net Assets</b> |                       |                     |                      |                  |                          |                            |                     |                     |                       |
| <b>Current Liabilities:</b>         |                       |                     |                      |                  |                          |                            |                     |                     |                       |
| Accounts Payable                    | 341.69                | 0.00                | 0.00                 | 0.00             | 0.00                     | 0.00                       | 0.00                | 0.00                | 341.69                |
| Withholding Payables                | 455.38                | 0.00                | 0.00                 | 0.00             | 0.00                     | 0.00                       | 0.00                | 0.00                | 455.38                |
| Accrued Liabilities                 | 284,153.58            | 0.00                | 0.00                 | 0.00             | 0.00                     | 0.00                       | 0.00                | 0.00                | 284,153.58            |
| Lease Liabilities                   | 0.00                  | 0.00                | 0.00                 | 0.00             | 0.00                     | 0.00                       | 0.00                | 0.00                | 0.00                  |
| Deferred Grant Revenue              | <u>17,733,466.59</u>  | <u>2,000,000.00</u> | <u>23,752,960.21</u> | <u>1,653.11</u>  | <u>291,387.43</u>        | <u>1,502,227.42</u>        | <u>7,773,146.22</u> | <u>3,320,737.33</u> | <u>56,375,578.31</u>  |
| Total Current Liabilities:          | 18,018,417.24         | 2,000,000.00        | 23,752,960.21        | 1,653.11         | 291,387.43               | 1,502,227.42               | 7,773,146.22        | 3,320,737.33        | 56,660,528.96         |
| <b>Net Assets:</b>                  |                       |                     |                      |                  |                          |                            |                     |                     |                       |
| Unrestricted                        | <u>0.00</u>           | <u>52,799.51</u>    | <u>0.00</u>          | <u>0.00</u>      | <u>0.00</u>              | <u>125,057.42</u>          | <u>0.00</u>         | <u>0.00</u>         | <u>177,856.93</u>     |
| Total Net Assets:                   | <u>0.00</u>           | <u>52,799.51</u>    | <u>0.00</u>          | <u>0.00</u>      | <u>0.00</u>              | <u>125,057.42</u>          | <u>0.00</u>         | <u>0.00</u>         | <u>177,856.93</u>     |
| Total Liabilities & Net Assets      | <u>18,018,417.24</u>  | <u>2,052,799.51</u> | <u>23,752,960.21</u> | <u>1,653.11</u>  | <u>291,387.43</u>        | <u>1,627,284.84</u>        | <u>7,773,146.22</u> | <u>3,320,737.33</u> | <u>56,838,385.89</u>  |

Catskill Watershed Corporation  
Statement of Financial Position - \* Audit - by Fund/Prgm  
As of 7/31/2025

|                                     | 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                     | 69,936,774.31 | 23,720.11                        | 22,711.66                         | 5,112,720.28               | 393,665.01          | 398,879.42                       | 1,657,287.85                      | 77,545,758.64 |
| Cash - Savings Accounts             | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 5,521,327.37                      | 5,521,327.37  |
| 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                             | 1,216,630.44                      | 1,448,089.19  |
| 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                             | 1,803,954.90                      | 1,803,954.90  |
| 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                             | 17,032.91                         | 17,032.91     |
| Due From Other Funds                | (493.33)      | (221.25)                         | 388.78                            | (645.35)                   | 0.00                | 0.00                             | (1,390.67)                        | (2,361.82)    |
| Prepaid Expenses & Other Assets     | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | 0.00          |
| Total Current Assets:               | 69,936,280.98 | 23,498.86                        | 23,100.44                         | 5,112,074.93               | 625,123.76          | 398,879.42                       | 10,214,842.80                     | 86,333,801.19 |
| 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                             | 325,772.00                        | 325,772.00    |
| Total Non-Current Assets:           | 0.00          | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 325,772.00                        | 325,772.00    |
| Total Assets                        | 69,936,280.98 | 23,498.86                        | 23,100.44                         | 5,112,074.93               | 625,123.76          | 398,879.42                       | 10,540,614.80                     | 86,659,573.19 |
| <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 | 21,498.86                        | 23,100.44                         | 5,031,122.39               | 554,338.35          | 377,076.82                       | 4,765,870.41                      | 78,817,116.47 |
| Total Current Liabilities:          | 68,044,109.20 | 23,498.86                        | 23,100.44                         | 5,031,122.39               | 554,338.35          | 377,076.82                       | 4,765,870.41                      | 78,819,116.47 |
| Net Assets:                         |               |                                  |                                   |                            |                     |                                  |                                   |               |
| Unrestricted                        | 1,892,171.78  | 0.00                             | 0.00                              | 80,952.54                  | 70,785.41           | 21,802.60                        | 5,774,744.39                      | 7,840,456.72  |
| Total Net Assets:                   | 1,892,171.78  | 0.00                             | 0.00                              | 80,952.54                  | 70,785.41           | 21,802.60                        | 5,774,744.39                      | 7,840,456.72  |
| Total Liabilities & Net Assets      | 69,936,280.98 | 23,498.86                        | 23,100.44                         | 5,112,074.93               | 625,123.76          | 398,879.42                       | 10,540,614.80                     | 86,659,573.19 |

Catskill Watershed Corporation  
Statement of Financial Position - \* Audit - by Fund/Prgm  
As of 7/31/2025

|                                     | Future<br>SW-MOA145 | Community Vitality | Catskill Fund for<br>the Future | Total                |
|-------------------------------------|---------------------|--------------------|---------------------------------|----------------------|
| <b>Assets</b>                       |                     |                    |                                 |                      |
| Current Assets:                     |                     |                    |                                 |                      |
| Cash - Checking                     | 2,038,094.38        | 0.00               | 12,892,356.57                   | 14,930,450.95        |
| Cash - Savings Accounts             | 0.00                | 0.00               | 14,565,678.21                   | 14,565,678.21        |
| Cash - Certificates of Deposit      | 0.00                | 0.00               | 0.00                            | 0.00                 |
| Cash - Money Markets                | 0.00                | 0.00               | 359,606.90                      | 359,606.90           |
| Cash - Restricted                   | 0.00                | 0.00               | 0.00                            | 0.00                 |
| Short-Term Investments              | 0.00                | 0.00               | 5,562,073.60                    | 5,562,073.60         |
| Grants Receivable                   | 0.00                | 122,153.27         | 0.00                            | 122,153.27           |
| Accrued Interest Receivable         | 0.00                | 0.00               | 160,934.07                      | 160,934.07           |
| Loans Receivable - net              | 0.00                | 0.00               | 1,904,316.14                    | 1,904,316.14         |
| Due From Other Funds                | (1,489.91)          | (122,153.27)       | (1,868.15)                      | (125,511.33)         |
| Prepaid Expenses & Other Assets     | <u>0.00</u>         | <u>0.00</u>        | <u>1,658.09</u>                 | <u>1,658.09</u>      |
| Total Current Assets:               | 2,036,604.47        | 0.00               | 35,444,755.43                   | 37,481,359.90        |
| 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               | 551,976.00                      | 551,976.00           |
| Lease Recievble - net               | 0.00                | 0.00               | 57,945.77                       | 57,945.77            |
| Loans Receivable - net              | 0.00                | 0.00               | 26,302,273.27                   | 26,302,273.27        |
| 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>26,912,195.04</u>            | <u>26,912,195.04</u> |
| Total Assets                        | <u>2,036,604.47</u> | <u>0.00</u>        | <u>62,356,950.47</u>            | <u>64,393,554.94</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              | 2,036,604.47        | 0.00               | 54,180,321.81                   | 56,216,926.28        |
| Deferred Interest Income            | <u>0.00</u>         | <u>0.00</u>        | <u>60,966.18</u>                | <u>60,966.18</u>     |
| Total Current Liabilities:          | 2,036,604.47        | 0.00               | 54,241,287.99                   | 56,277,892.46        |
| Net Assets:                         |                     |                    |                                 |                      |
| Unrestricted                        | <u>0.00</u>         | <u>0.00</u>        | <u>8,115,662.48</u>             | <u>8,115,662.48</u>  |
| Total Net Assets:                   | <u>0.00</u>         | <u>0.00</u>        | <u>8,115,662.48</u>             | <u>8,115,662.48</u>  |
| Total Liabilities & Net Assets      | <u>2,036,604.47</u> | <u>0.00</u>        | <u>62,356,950.47</u>            | <u>64,393,554.94</u> |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 7/1/2025 Through 7/31/2025

|                              | <u>Current Period Actual</u> | <u>Current Year Actual</u> |
|------------------------------|------------------------------|----------------------------|
| SUPPORT & REVENUES           |                              |                            |
| Contract Income              | 2,674,870.97                 | 7,666,916.13               |
| Interest & Other Income      | <u>531,522.22</u>            | <u>3,448,472.85</u>        |
| Total SUPPORT & REVENUES     | <u>3,206,393.19</u>          | <u>11,115,388.98</u>       |
| EXPENSES                     |                              |                            |
| Salary                       | 173,745.75                   | 1,163,218.21               |
| Fringe Benefits              | 68,984.90                    | 505,020.79                 |
| Program Expenses             | 2,561,900.17                 | 7,197,513.87               |
| Occupancy & Interest Exp     | 45,706.14                    | (159,226.41)               |
| Advertising & Promotion      | 0.00                         | 8,311.85                   |
| Office Supplies              | 673.79                       | 5,474.42                   |
| Communications               | 1,780.75                     | 17,548.08                  |
| Grants                       | (7,740.00)                   | (7,740.00)                 |
| Travel                       | 1,040.21                     | 10,895.12                  |
| Conferences & Seminars       | 299.00                       | 2,036.55                   |
| Insurance                    | 9,159.02                     | 65,550.60                  |
| Repair & Maintenance         | 6,781.74                     | 29,373.40                  |
| Subscriptions & Publications | 1,128.67                     | 10,415.64                  |
| Professional Fees            | 7,621.50                     | 94,120.20                  |
| Depreciation & Amortization  | 46,898.44                    | 326,406.72                 |
| Miscellaneous Expense        | <u>29.95</u>                 | <u>194.65</u>              |
| Total EXPENSES               | <u>2,918,010.03</u>          | <u>9,269,113.69</u>        |
| Excess Rev/Exp               | <u>288,383.16</u>            | <u>1,846,275.29</u>        |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 7/1/2025 Through 7/31/2025

|                              | Operating         | Septic III      | Septic V            | Septic Maintenance II | Stream Corridor Program | Flood Hazard II  | CWMP III        | Total               |
|------------------------------|-------------------|-----------------|---------------------|-----------------------|-------------------------|------------------|-----------------|---------------------|
| SUPPORT & REVENUES           |                   |                 |                     |                       |                         |                  |                 |                     |
| Contract Income              | 157,150.76        | 0.00            | 1,572,872.00        | 35,041.10             | 0.00                    | 11,924.43        | 314.00          | 1,777,302.29        |
| Interest & Other Income      | <u>3,206.22</u>   | <u>4,724.27</u> | <u>59,133.57</u>    | <u>732.14</u>         | <u>3,745.00</u>         | <u>17,951.50</u> | <u>7,654.56</u> | <u>97,147.26</u>    |
| Total SUPPORT & REVENUES     | <u>160,356.98</u> | <u>4,724.27</u> | <u>1,632,005.57</u> | <u>35,773.24</u>      | <u>3,745.00</u>         | <u>29,875.93</u> | <u>7,968.56</u> | <u>1,874,449.55</u> |
| EXPENSES                     |                   |                 |                     |                       |                         |                  |                 |                     |
| Salary                       | 91,126.51         | 0.00            | 28,336.82           | 5,921.82              | 0.00                    | 13,515.50        | 2,269.32        | 141,169.97          |
| Fringe Benefits              | 36,491.22         | 0.00            | 11,056.06           | 1,252.38              | 0.00                    | 3,907.30         | 819.39          | 53,526.35           |
| Program Expenses             | 119.98            | 0.00            | 1,553,749.44        | 20,714.24             | 0.00                    | 0.00             | 3,028.65        | 1,577,612.31        |
| Occupancy & Interest Exp     | 45,706.14         | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 45,706.14           |
| Advertising & Promotion      | 0.00              | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 0.00                |
| Office Supplies              | 673.79            | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 673.79              |
| Communications               | 1,686.22          | 0.00            | 52.14               | 0.00                  | 0.00                    | 5.48             | 1.03            | 1,744.87            |
| Travel                       | 1,029.01          | 0.00            | 0.00                | 0.00                  | 0.00                    | 11.20            | 0.00            | 1,040.21            |
| Conferences & Seminars       | 299.00            | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 299.00              |
| Insurance                    | 9,159.02          | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 9,159.02            |
| Repair & Maintenance         | 6,331.11          | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 6,331.11            |
| Subscriptions & Publications | 276.05            | 0.00            | 0.00                | 0.00                  | 0.00                    | 840.62           | 0.00            | 1,116.67            |
| Professional Fees            | 7,621.50          | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 7,621.50            |
| Administrative Expenses      | (87,090.96)       | 0.00            | 38,811.11           | 7,884.80              | 0.00                    | 11,595.83        | 1,850.17        | (26,949.05)         |
| Depreciation & Amortization  | 46,898.44         | 0.00            | 0.00                | 0.00                  | 0.00                    | 0.00             | 0.00            | 46,898.44           |
| 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>160,356.98</u> | <u>0.00</u>     | <u>1,632,005.57</u> | <u>35,773.24</u>      | <u>0.00</u>             | <u>29,875.93</u> | <u>7,968.56</u> | <u>1,865,980.28</u> |
| Excess Rev/Exp               | <u>0.00</u>       | <u>4,724.27</u> | <u>0.00</u>         | <u>0.00</u>           | <u>3,745.00</u>         | <u>0.00</u>      | <u>0.00</u>     | <u>8,469.27</u>     |



Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 7/1/2025 Through 7/31/2025

|                          | 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              | (4,181.05)                       | 1,166.91                          | 0.00                       | 0.00                | 0.00                             | 843,422.44                        | 840,408.30          |
| Interest & Other Income  |                   |                                  |                                   |                            |                     |                                  |                                   |                     |
|                          | <u>189,797.52</u> | <u>51.83</u>                     | <u>53.95</u>                      | <u>11,833.00</u>           | <u>905.97</u>       | <u>917.97</u>                    | <u>30,736.36</u>                  | <u>234,296.60</u>   |
| Total SUPPORT & REVENUES | <u>189,797.52</u> | <u>(4,129.22)</u>                | <u>1,220.86</u>                   | <u>11,833.00</u>           | <u>905.97</u>       | <u>917.97</u>                    | <u>874,158.80</u>                 | <u>1,074,704.90</u> |
| EXPENSES                 |                   |                                  |                                   |                            |                     |                                  |                                   |                     |
| Salary                   | 5,333.92          | 1,432.95                         | 834.58                            | 1,564.85                   | 0.00                | 0.00                             | 2,425.91                          | 11,592.21           |
| Fringe Benefits          | 1,839.25          | 921.94                           | 386.28                            | 562.11                     | 0.00                | 0.00                             | 991.78                            | 4,701.36            |
| Program Expenses         | 45,002.64         | 0.00                             | 0.00                              | 48,384.00                  | 0.00                | 0.00                             | 838,963.19                        | 932,349.83          |
| Communications           | 0.00              | 0.00                             | 0.00                              | 0.00                       | 0.00                | 0.00                             | 5.87                              | 5.87                |
| Grants                   | 0.00              | (7,740.00)                       | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | (7,740.00)          |
| 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  | 3,132.61          | 1,255.89                         | 0.00                              | 1,456.76                   | 0.00                | 0.00                             | 3,289.89                          | 9,135.15            |
| 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>55,308.42</u>  | <u>(4,129.22)</u>                | <u>1,220.86</u>                   | <u>51,967.72</u>           | <u>0.00</u>         | <u>0.00</u>                      | <u>845,676.64</u>                 | <u>950,044.42</u>   |
| Excess Rev/Exp           | <u>134,489.10</u> | <u>0.00</u>                      | <u>0.00</u>                       | <u>(40,134.72)</u>         | <u>905.97</u>       | <u>917.97</u>                    | <u>28,482.16</u>                  | <u>124,660.48</u>   |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 7/1/2025 Through 7/31/2025

|                              | <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              | 21,938.60                   | 35,221.78                 | 0.00                                    | 57,160.38         |
| Interest & Other Income      | <u>4,704.10</u>             | <u>0.00</u>               | <u>195,374.26</u>                       | <u>200,078.36</u> |
| Total SUPPORT & REVENUES     | <u>26,642.70</u>            | <u>35,221.78</u>          | <u>195,374.26</u>                       | <u>257,238.74</u> |
| EXPENSES                     |                             |                           |                                         |                   |
| Salary                       | 3,322.23                    | 2,356.99                  | 15,304.35                               | 20,983.57         |
| Fringe Benefits              | 1,384.66                    | 688.50                    | 8,684.03                                | 10,757.19         |
| Program Expenses             | 19,091.62                   | 30,104.66                 | 2,741.75                                | 51,938.03         |
| Advertising & Promotion      | 0.00                        | 0.00                      | 0.00                                    | 0.00              |
| Communications               | 0.00                        | 0.00                      | 30.01                                   | 30.01             |
| 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>2,844.19</u>             | <u>2,071.63</u>           | <u>12,898.08</u>                        | <u>17,813.90</u>  |
| Total EXPENSES               | <u>26,642.70</u>            | <u>35,221.78</u>          | <u>40,120.85</u>                        | <u>101,985.33</u> |
| Excess Rev/Exp               | <u>0.00</u>                 | <u>0.00</u>               | <u>155,253.41</u>                       | <u>155,253.41</u> |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 1/1/2025 Through 7/31/2025

|                              | 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              | 651,458.28        | 0.00             | 3,832,817.05        | 198,987.62               | 0.00                       | 36,393.47        | 785,029.04        | 44,877.36         | 5,549,562.82        |
| Interest & Other Income      | <u>11,435.57</u>  | <u>32,092.47</u> | <u>396,874.53</u>   | <u>6,505.89</u>          | <u>25,440.18</u>           | <u>30,406.45</u> | <u>96,137.04</u>  | <u>55,609.73</u>  | <u>654,501.86</u>   |
| Total SUPPORT & REVENUES     | <u>662,893.85</u> | <u>32,092.47</u> | <u>4,229,691.58</u> | <u>205,493.51</u>        | <u>25,440.18</u>           | <u>66,799.92</u> | <u>881,166.08</u> | <u>100,487.09</u> | <u>6,204,064.68</u> |
| EXPENSES                     |                   |                  |                     |                          |                            |                  |                   |                   |                     |
| Salary                       | 600,040.09        | 0.00             | 193,791.60          | 44,427.58                | 0.00                       | 0.00             | 97,896.66         | 17,119.76         | 953,275.69          |
| Fringe Benefits              | 272,048.45        | 0.00             | 86,356.64           | 10,553.72                | 0.00                       | 0.00             | 27,854.26         | 5,416.06          | 402,229.13          |
| Program Expenses             | 2,728.83          | 0.00             | 3,707,905.02        | 95,977.06                | 0.00                       | 66,799.92        | 662,294.03        | 66,667.95         | 4,602,372.81        |
| Occupancy & Interest Exp     | (159,226.41)      | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00              | (159,226.41)        |
| 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              | 5,385.04          | 0.00             | 89.38               | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00              | 5,474.42            |
| Communications               | 14,252.93         | 0.00             | 953.16              | 28.62                    | 0.00                       | 0.00             | 60.30             | 9.64              | 15,304.65           |
| Travel                       | 10,824.98         | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 55.16             | 0.00              | 10,880.14           |
| Conferences & Seminars       | 1,911.55          | 0.00             | 0.00                | 25.00                    | 0.00                       | 0.00             | 25.00             | 0.00              | 1,961.55            |
| Insurance                    | 65,550.60         | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00              | 65,550.60           |
| Repair & Maintenance         | 26,218.99         | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00              | 26,218.99           |
| Subscriptions & Publications | 6,070.59          | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 4,156.86          | 0.00              | 10,227.45           |
| Professional Fees            | 66,797.20         | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00              | 66,797.20           |
| Administrative Expenses      | (579,668.25)      | 0.00             | 240,595.78          | 54,481.53                | 0.00                       | 0.00             | 83,977.76         | 11,273.68         | (189,339.50)        |
| Depreciation & Amortization  | 326,406.72        | 0.00             | 0.00                | 0.00                     | 0.00                       | 0.00             | 0.00              | 0.00              | 326,406.72          |
| Miscellaneous Expense        | <u>209.65</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>209.65</u>       |
| Total EXPENSES               | <u>662,893.85</u> | <u>0.00</u>      | <u>4,229,691.58</u> | <u>205,493.51</u>        | <u>0.00</u>                | <u>66,799.92</u> | <u>881,166.08</u> | <u>100,487.09</u> | <u>6,146,532.03</u> |
| Excess Rev/Exp               | <u>0.00</u>       | <u>32,092.47</u> | <u>0.00</u>         | <u>0.00</u>              | <u>25,440.18</u>           | <u>0.00</u>      | <u>0.00</u>       | <u>0.00</u>       | <u>57,532.65</u>    |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 1/1/2025 Through 7/31/2025

|                          | 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                | 21,418.15                        | 3,983.70                          | 0.00                       | 0.00                | 0.00                             | 1,532,969.06                      | 1,558,370.91        |
| Interest & Other Income  |                     |                                  |                                   |                            |                     |                                  |                                   |                     |
|                          | <u>1,038,058.25</u> | <u>526.81</u>                    | <u>408.52</u>                     | <u>80,877.71</u>           | <u>10,028.73</u>    | <u>6,256.34</u>                  | <u>239,586.99</u>                 | <u>1,375,743.35</u> |
| Total SUPPORT & REVENUES | <u>1,038,058.25</u> | <u>21,944.96</u>                 | <u>4,392.22</u>                   | <u>80,877.71</u>           | <u>10,028.73</u>    | <u>6,256.34</u>                  | <u>1,772,556.05</u>               | <u>2,934,114.26</u> |
| EXPENSES                 |                     |                                  |                                   |                            |                     |                                  |                                   |                     |
| Salary                   | 27,247.17           | 10,071.67                        | 2,994.23                          | 8,774.82                   | 0.00                | 1,173.18                         | 19,619.62                         | 69,880.69           |
| Fringe Benefits          | 8,963.16            | 8,026.91                         | 1,397.99                          | 3,441.25                   | 0.00                | 628.41                           | 7,915.61                          | 30,373.33           |
| Program Expenses         | 492,779.89          | 0.00                             | 0.00                              | 53,014.00                  | 0.00                | 0.00                             | 1,523,328.58                      | 2,069,122.47        |
| Communications           | 64.84               | 126.28                           | 0.00                              | 2.04                       | 0.00                | 0.00                             | 49.80                             | 242.96              |
| Grants                   | 0.00                | (7,740.00)                       | 0.00                              | 0.00                       | 0.00                | 0.00                             | 0.00                              | (7,740.00)          |
| 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  | 17,319.09           | 11,460.10                        | 0.00                              | 8,314.35                   | 0.00                | 836.45                           | 26,544.41                         | 64,474.40           |
| 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>546,374.15</u>   | <u>21,944.96</u>                 | <u>4,392.22</u>                   | <u>73,546.46</u>           | <u>0.00</u>         | <u>2,638.04</u>                  | <u>1,577,483.00</u>               | <u>2,226,378.83</u> |
| Excess Rev/Exp           | <u>491,684.10</u>   | <u>0.00</u>                      | <u>0.00</u>                       | <u>7,331.25</u>            | <u>10,028.73</u>    | <u>3,618.30</u>                  | <u>195,073.05</u>                 | <u>707,735.43</u>   |

Catskill Watershed Corporation  
Statement of Revenues and Expenditures  
From 1/1/2025 Through 7/31/2025

|                              | <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              | 445,231.80                  | 113,750.60                | 0.00                                    | 558,982.40          |
| Interest & Other Income      | <u>26,603.14</u>            | <u>0.00</u>               | <u>1,391,624.50</u>                     | <u>1,418,227.64</u> |
| Total SUPPORT & REVENUES     | <u>471,834.94</u>           | <u>113,750.60</u>         | <u>1,391,624.50</u>                     | <u>1,977,210.04</u> |
| EXPENSES                     |                             |                           |                                         |                     |
| Salary                       | 17,995.20                   | 15,694.95                 | 106,371.68                              | 140,061.83          |
| Fringe Benefits              | 7,595.34                    | 5,436.05                  | 59,386.94                               | 72,418.33           |
| Program Expenses             | 428,184.32                  | 82,138.43                 | 15,695.84                               | 526,018.59          |
| Advertising & Promotion      | 0.00                        | 0.00                      | 122.91                                  | 122.91              |
| Communications               | 158.39                      | 0.00                      | 1,842.08                                | 2,000.47            |
| Conferences & Seminars       | 0.00                        | 0.00                      | 50.00                                   | 50.00               |
| Repair & Maintenance         | 0.00                        | 0.00                      | 3,154.41                                | 3,154.41            |
| Subscriptions & Publications | 0.00                        | 0.00                      | 188.19                                  | 188.19              |
| Professional Fees            | 0.00                        | 0.00                      | 27,323.00                               | 27,323.00           |
| Administrative Expenses      | <u>17,901.69</u>            | <u>10,481.17</u>          | <u>96,482.24</u>                        | <u>124,865.10</u>   |
| Total EXPENSES               | <u>471,834.94</u>           | <u>113,750.60</u>         | <u>310,617.29</u>                       | <u>896,202.83</u>   |
| Excess Rev/Exp               | <u>0.00</u>                 | <u>0.00</u>               | <u>1,081,007.21</u>                     | <u>1,081,007.21</u> |

Catskill Watershed Corporation  
Board of Directors Fees  
As of July 2025

| <u>Board Members Name</u> | <u>July</u>        | <u>Year to Date</u> |
|---------------------------|--------------------|---------------------|
| Alicia Terry              | \$ 450.00          | \$ 3,750.00         |
| Allen Hinkley             | -                  | 2,850.00            |
| Arthur Merrill            | 450.00             | 3,000.00            |
| Christopher Mathews       | 300.00             | 2,700.00            |
| George Haynes Jr.         | -                  | 2,100.00            |
| Innes Kasanof             | 300.00             | 3,000.00            |
| James Sofranko            | 300.00             | 2,550.00            |
| Jeffrey Senterman         | 300.00             | 2,550.00            |
| John Kosier               | 450.00             | 3,900.00            |
| Joseph Cetta              | 450.00             | 3,300.00            |
| Richard Parete            | 450.00             | 3,900.00            |
| Thomas Hoyt               | -                  | 2,100.00            |
| Total Board Fees Paid     | <u>\$ 3,450.00</u> | <u>\$ 35,700.00</u> |

**Catskill Watershed Corporation**  
**Supplementary Schedules**  
**Money Markets/Savings Accounts/Restricted Cash**  
**As of July 31, 2025**

| <u>Fund</u>                                     | <u>Bank</u>                         | <u>Terms</u>                           | <u>Interest<br/>Rate</u> | <u>Amount</u>        |
|-------------------------------------------------|-------------------------------------|----------------------------------------|--------------------------|----------------------|
| <b>Account # 1200</b>                           |                                     |                                        |                          |                      |
| <b>Money Market Accounts</b>                    |                                     |                                        |                          |                      |
| <b>Operating Account</b>                        |                                     |                                        |                          |                      |
| Operating - Money Market #1                     | Pershing                            | Short-Term                             | 3.37%                    | \$ 48,386.83         |
| <b>Tax Consulting</b>                           |                                     |                                        |                          |                      |
| Tax Consulting - Money Market                   | Pershing                            | Short-Term                             | 3.37%                    | 231,458.75           |
| <b>Future Stormwater</b>                        |                                     |                                        |                          |                      |
| Future Stormwater - MM #1                       | Pershing                            | Short-Term                             | 3.37%                    | 1,216,630.44         |
| <b>Catskill Fund for the Future</b>             |                                     |                                        |                          |                      |
| CFF - Money Market                              | Pershing                            | Short-Term                             | 3.37%                    | 359,606.90           |
|                                                 |                                     | <b>Total Money Markets:</b>            |                          | <u>1,856,082.92</u>  |
|                                                 |                                     | <b>Total Per Financial Statements:</b> |                          | <u>1,856,082.92</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<br>of Delhi | Short-Term                             | 3.61%                    | 5,521,327.37         |
| <b>Catskill Fund for the Future</b>             |                                     |                                        |                          |                      |
| CFF - Savings Account                           | The Delaware Nat'l Bank<br>of Delhi | Short-Term                             | 3.61%                    | 14,565,678.21        |
|                                                 |                                     | <b>Total Money Markets:</b>            |                          | <u>20,087,005.58</u> |
|                                                 |                                     | <b>Total Per Financial Statements:</b> |                          | <u>20,087,005.58</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 July 31, 2025**

| <b>Program</b><br><b>/ Pur. #</b>                                              | <b>Name of Investment</b> | <b>Type of Investment</b> | <b>Date of Purchase</b> | <b>Maturity Date</b> | <b>CUSIP Number</b> | <b>Next Coupon/Final Payment</b> | <b>Effective Interest</b> | <b>Carrying Value</b> | <b>Total Program Value</b> | <b>Market Unrealized Gain/(Loss)</b> | <b>Net Short Term Municipal Bond Investments</b> |
|--------------------------------------------------------------------------------|---------------------------|---------------------------|-------------------------|----------------------|---------------------|----------------------------------|---------------------------|-----------------------|----------------------------|--------------------------------------|--------------------------------------------------|
| <i>Account # 1202/#1208 -- Short Term Investments - Municipal/Agency Bonds</i> |                           |                           |                         |                      |                     |                                  |                           |                       |                            |                                      |                                                  |
| <i>Operating</i>                                                               |                           |                           |                         |                      |                     |                                  |                           |                       |                            |                                      |                                                  |
| <i>Tax Consulting</i>                                                          |                           |                           |                         |                      |                     |                                  |                           |                       |                            |                                      |                                                  |
| <i>Future Stormwater</i>                                                       |                           |                           |                         |                      |                     |                                  |                           |                       |                            |                                      |                                                  |
| <u>29</u>                                                                      | NYCGO                     | Municipal/Agency Bond     | 10/19/21                | 08/01/25             | 64966QWV8           | 08/01/25                         | 0.860%                    | 399,999.78            |                            |                                      |                                                  |
| <u>107</u>                                                                     | NYCGO                     | Municipal/Agency Bond     | 07/09/21                | 08/01/25             | 64966QZX1           | 08/01/25                         | 0.700%                    | 15,000.12             |                            |                                      |                                                  |
| <u>10</u>                                                                      | NYC Transitional Finance  | Municipal/Agency Bond     | 03/20/23                | 08/01/25             | 64971XEJ3           | 08/01/25                         | 4.330%                    | 59,998.46             |                            |                                      |                                                  |
| <u>82</u>                                                                      | NYC Transitional Finance  | Municipal/Agency Bond     | 06/08/21                | 08/01/25             | 64971X5L8           | 08/01/25                         | 0.730%                    | 35,002.04             |                            |                                      |                                                  |
| <u>60</u>                                                                      | NYC Transitional Finance  | Municipal/Agency Bond     | 03/03/23                | 11/01/25             | 64971WXD7           | 11/01/25                         | 4.780%                    | 79,693.53             |                            |                                      |                                                  |
| <u>114</u>                                                                     | NYC Transitional Finance  | Municipal/Agency Bond     | 02/18/22                | 11/01/25             | 64971XA57           | 11/01/25                         | 2.000%                    | 24,929.67             |                            |                                      |                                                  |
| <u>1</u>                                                                       | Triborough Bridge         | Municipal/Agency Bond     | 12/03/21                | 11/15/25             | 89602NU93           | 11/15/25                         | 1.250%                    | 464,155.09            |                            |                                      |                                                  |
| <u>132</u>                                                                     | Albany Municipal Water    | Municipal/Agency Bond     | 02/01/23                | 12/01/25             | 01244QCT1           | 12/01/25                         | 4.250%                    | 24,718.29             |                            |                                      |                                                  |
| <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%                    | 15,049.78             |                            |                                      |                                                  |
| <u>39</u>                                                                      | NYD Dorm Authority        | Municipal/Agency Bond     | 02/10/22                | 02/15/26             | 64990FS70           | 08/15/25                         | 1.900%                    | 125,349.01            |                            |                                      |                                                  |
| <u>40</u>                                                                      | NYC Transitional Finance  | Municipal/Agency Bond     | 01/21/22                | 05/01/26             | 64971WJ76           | 11/01/25                         | 1.750%                    | 466,778.94            |                            |                                      |                                                  |
| <u>14</u>                                                                      | NYC Transitional Finance  | Municipal/Agency Bond     | 03/17/22                | 05/01/26             | 64972JRW0           | 11/01/25                         | 2.420%                    | 34,708.23             | 1,820,382.92               | (16,428.02)                          | 1,803,954.90                                     |
| <i>Catskill Fund for the Future</i>                                            |                           |                           |                         |                      |                     |                                  |                           |                       |                            |                                      |                                                  |
| <u>133</u>                                                                     | NYCGO                     | Municipal/Agency Bond     | 02/01/23                | 08/01/25             | 64966QCB4           | 08/01/25                         | 4.200%                    | 64,996.75             |                            |                                      |                                                  |
| <u>78</u>                                                                      | NYCGO                     | Municipal/Agency Bond     | 10/19/21                | 08/01/25             | 64966QWV8           | 08/01/25                         | 0.860%                    | 1,409,999.22          |                            |                                      |                                                  |
| <u>108</u>                                                                     | NYCGO                     | Municipal/Agency Bond     | 07/09/21                | 08/01/25             | 64966QZX1           | 08/01/25                         | 0.700%                    | 25,000.19             |                            |                                      |                                                  |
| <u>91</u>                                                                      | NYC Housing Dev           | Municipal/Agency Bond     | 03/20/23                | 08/01/25             | 64971XEJ3           | 08/01/25                         | 4.330%                    | 64,998.33             |                            |                                      |                                                  |
| <u>106</u>                                                                     | NYC Transitional Finance  | Municipal/Agency Bond     | 06/08/21                | 08/01/25             | 64971X5L8           | 08/01/25                         | 0.730%                    | 5,000.29              |                            |                                      |                                                  |
| <u>77</u>                                                                      | NYCGEN                    | Municipal/Agency Bond     | 03/03/23                | 11/01/25             | 64971WXD7           | 11/01/25                         | 4.780%                    | 159,387.05            |                            |                                      |                                                  |
| <u>37</u>                                                                      | NYC Transitional Finance  | Municipal/Agency Bond     | 10/18/21                | 11/01/25             | 64971XA57           | 11/01/25                         | 0.880%                    | 1,034,896.93          |                            |                                      |                                                  |
| <u>134</u>                                                                     | NYC Housing Dev           | Municipal/Agency Bond     | 02/01/23                | 11/01/25             | 64972C5X7           | 11/01/25                         | 4.250%                    | 79,924.19             |                            |                                      |                                                  |
| <u>65</u>                                                                      | Triborough Bridge         | Municipal/Agency Bond     | 12/03/21                | 11/15/25             | 89602NU93           | 11/15/25                         | 1.250%                    | 580,193.86            |                            |                                      |                                                  |
| <u>12</u>                                                                      | Triborough Bridge         | Municipal/Agency Bond     | 12/06/21                | 11/15/25             | 89602NU93           | 11/15/25                         | 1.250%                    | 232,077.68            |                            |                                      |                                                  |
| <u>96</u>                                                                      | NYS Dorm Authority        | Municipal/Agency Bond     | 02/03/22                | 02/15/26             | 64990FS70           | 08/15/25                         | 1.800%                    | 35,116.15             |                            |                                      |                                                  |
| <u>59</u>                                                                      | NYS Dorm Authority        | Municipal/Agency Bond     | 06/25/25                | 02/15/26             | 64990FS70           | 08/15/25                         | 4.102%                    | 346,910.95            |                            |                                      |                                                  |
| <u>62</u>                                                                      | NYS Urban Development     | Municipal/Agency Bond     | 02/04/22                | 03/15/26             | 64985TDC2           | 09/15/25                         | 1.700%                    | 129,695.06            |                            |                                      |                                                  |
| <u>4</u>                                                                       | NYS Urban Development     | Municipal/Agency Bond     | 06/30/25                | 03/15/26             | 6500354W5           | 09/15/25                         | 4.021%                    | 124,349.61            |                            |                                      |                                                  |
| <u>71</u>                                                                      | NYS Dorm Authority        | Municipal/Agency Bond     | 03/25/22                | 03/15/26             | 64990FY32           | 09/15/25                         | 4.101%                    | 203,294.77            |                            |                                      |                                                  |
| <u>9</u>                                                                       | NYC Transitional Finance  | Municipal/Agency Bond     | 01/21/22                | 05/01/26             | 64971WJ76           | 11/01/25                         | 1.750%                    | 913,481.36            |                            |                                      |                                                  |
| <u>7</u>                                                                       | NYC Transitional Finance  | Municipal/Agency Bond     | 02/04/22                | 05/01/26             | 64972JRW0           | 11/01/25                         | 1.700%                    | 124,592.92            |                            |                                      |                                                  |
| <u>56</u>                                                                      | NYC Transitional Finance  | Municipal/Agency Bond     | 03/17/22                | 05/01/26             | 64972JRW0           | 11/01/25                         | 2.420%                    | 69,416.46             | 5,603,331.78               | (41,258.18)                          | 5,562,073.60                                     |
| <b>Total Short Term Municipal/Agency Bonds:</b>                                |                           |                           |                         |                      |                     |                                  |                           |                       | <u>7,423,714.70</u>        | <u>(57,686.20)</u>                   | <u>7,366,028.50</u>                              |
| <b>Total Per Financial Statements:</b>                                         |                           |                           |                         |                      |                     |                                  |                           |                       | <u>7,423,714.70</u>        | <u>(57,686.20)</u>                   |                                                  |
| <b>Difference:</b>                                                             |                           |                           |                         |                      |                     |                                  |                           |                       | <u>(0.00)</u>              | <u>0.00</u>                          | Rounding                                         |



Catskill Watershed Corporation  
Investment in Municipal/Agency Bonds and U.S. Treasuries  
Short & Long Term Municipal Bonds/Market Adjustments  
As of July 31, 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>Operating</i>                                                             |                          |                       |                     |                  |                 |                                 |                       |                    |                        |                                  |                                                 |
| <i>Tax Consulting</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%                | 9,971.01           |                        |                                  |                                                 |
| <u>112</u>                                                                   | Wyandanch NY SD          | Municipal/Agency Bond | 02/11/22            | 12/15/26         | 982616HG2       | 12/15/25                        | 2.450%                | 50,998.66          |                        |                                  |                                                 |
| <u>136</u>                                                                   | Upper Mohawk Vly Water   | Municipal/Agency Bond | 05/03/23            | 04/01/27         | 916091HL8       | 10/01/25                        | 4.100%                | 19,259.75          |                        |                                  |                                                 |
| <u>45</u>                                                                    | NYS Urban Development    | Municipal/Agency Bond | 05/09/25            | 03/15/28         | 6500358R2       | 09/15/25                        | 0.750%                | <u>247,171.43</u>  | 327,400.84             | (1,628.84)                       | 325,772.00                                      |
| <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%                | 19,942.02          |                        |                                  |                                                 |
| <u>139</u>                                                                   | NYC Transitional Finance | Municipal/Agency Bond | 05/03/23            | 04/01/27         | 916091HL8       | 10/01/25                        | 4.100%                | 38,519.50          |                        |                                  |                                                 |
| <u>42</u>                                                                    | NYC Transitional Finance | Municipal/Agency Bond | 07/08/25            | 08/01/27         | 64972JRR1       | 08/01/25                        | 3.500%                | 495,235.38         | <u>553,696.90</u>      | <u>(1,720.90)</u>                | <u>551,976.00</u>                               |
| <b>Total Long Term Municipal/Agency Bonds:</b>                               |                          |                       |                     |                  |                 |                                 |                       |                    | <u>881,097.75</u>      | <u>(3,349.75)</u>                | <u>877,748.00</u>                               |
| <b>Total LT Per Financial Statements:</b>                                    |                          |                       |                     |                  |                 |                                 |                       |                    | <u>881,097.74</u>      | <u>(3,349.74)</u>                | <u>877,748.00</u>                               |
| Rounding                                                                     |                          |                       |                     |                  |                 |                                 |                       | <b>Difference:</b> | <u>0.01</u>            | <u>(0.01)</u>                    | <u>-</u>                                        |

**Catskill Watershed Corporation**  
Summary Budget Comparison  
From 7/1/2025 Through 7/31/2025

58.33%

| 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               | 1,163,218.21   | 862,010.79       | 42.56%                         | 57.44%                    |
| 002               | Fringe Benefits               | 1,360,907.00               | 505,020.79     | 855,886.21       | 62.89%                         | 37.11%                    |
| 003               | Program Expenses              | 49,017,307.00              | 7,197,513.87   | 41,819,793.13    | 85.32%                         | 14.68%                    |
| 004               | Occupancy & Interest Exp      | 599,800.00                 | (159,226.41)   | 759,026.41       | 126.55%                        | (26.55)%                  |
| 005               | Advertising & Promotion       | 20,400.00                  | 8,311.85       | 12,088.15        | 59.26%                         | 40.74%                    |
| 006               | Office Supplies               | 24,300.00                  | 5,474.42       | 18,825.58        | 77.47%                         | 22.53%                    |
| 007               | Communications                | 27,600.00                  | 17,548.08      | 10,051.92        | 36.42%                         | 63.58%                    |
| 008               | Grants & Reimbursements       | 205,000.00                 | (7,740.00)     | 212,740.00       | 103.78%                        | (3.78)%                   |
| 009               | Travel                        | 52,200.00                  | 10,895.12      | 41,304.88        | 79.13%                         | 20.87%                    |
| 010               | Conferences & Seminars        | 24,250.00                  | 2,036.55       | 22,213.45        | 91.60%                         | 8.40%                     |
| 011               | Insurance                     | 114,494.00                 | 65,550.60      | 48,943.40        | 42.75%                         | 57.25%                    |
| 012               | Repair & Maintenance          | 47,590.00                  | 29,373.40      | 18,216.60        | 38.28%                         | 61.72%                    |
| 013               | Subscriptions & Publications  | 8,644.00                   | 10,415.64      | (1,771.64)       | (20.50)%                       | 120.50%                   |
| 014               | Professional & Director Fees  | 633,658.00                 | 94,120.20      | 539,537.80       | 85.15%                         | 14.85%                    |
| 015               | Administrative Costs          | 0.00                       | 0.00           | 0.00             | 0.00%                          | 0.00%                     |
| 016               | Depreciation & Amortization   | 634,041.00                 | 326,406.72     | 307,634.28       | 48.52%                         | 51.48%                    |
| 017               | Dues, Licenses, & Memberships | 2,415.00                   | 0.00           | 2,415.00         | 100.00%                        | 0.00%                     |
| 018               | Miscellaneous Expense         | 2,000.00                   | 194.65         | 1,805.35         | 90.27%                         | 9.73%                     |
| Report Difference |                               | (54,799,835.00)            | (9,269,113.69) | (45,530,721.31)  | 83.09%                         | 16.91%                    |

**Executive Director's Report**  
**October 7, 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. The public comment period has expired on the SPDES permit. There were limited comments that are being addressed. Project bidding will be advertised at the end of September.

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 277 returned agreements as of 9/18/25.

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. **Update:** DEP has confirmed only the Town as the permit holder will be required to have the increased insurance. There has also been an update to the plans that require two additional DEP parcels to be added to the permit. DEP has confirmed they are working diligently with limited staffing capacity to provide an updated letter as soon as possible. CWC indicated we did not specifically need the updated letter, but we would want to know if there are any additional conditions that should be included in the bid package. Any bid packages that do not include the conditions required, could potentially result in a change order in the future.

## **Stormwater**

Staff continue engaging with property owners throughout the Watershed. There are numerous projects moving forward.

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 October, 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.

CWC held a stormwater seminar for professional credits in early March. We believe it was very successful.

## **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.

FEMA Grant: 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.

We are preparing for the demolition of multiple structures in Olive and Tannersville.

Flood Program Construction Manager, Joe Bacci has successfully completed his Code Enforcement training and has been licensed as a state certified CEO. Joe has started 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. Multiple months have passed since these discussions, 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.

We are preparing 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. DEP is preparing a contract amendment to add additional funding.

The Montessori School project is nearly complete. The fill quantities look as they are going to be exceeded by a significant amount. Staff have 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.

## **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.

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 submitted a draft feasibility study report in September. We had some immediate questions and comments we asked the Town's engineer to look at and address. We received an updated report on September 19<sup>th</sup>. We are reviewing and will forward to DEP for their review.

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 terms would not allow us to invoice until January. The contract has certain funding thresholds similar to the MOA-145 program. We have had additional conversations with DEP in August and September outlining some potential paths forward. CWC and DEP were able to determine a best path forward and it appears the program should be able to maintain operations.

## **Policy**

The Community Vitality Study is in progress. CWC has received a change order request from CGR. After review and additional discussions, the initial request has been reduced from \$39,000 to \$18,100. The overarching theme of the cost increases comes from data collection and retrieval difficulties that have resulted in additional time and effort from the consultants. Details of the request will be discussed with the larger stakeholder group at the regularly scheduled meeting on September 22<sup>nd</sup>.

The contract for the Community Vitality Study has still not been 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 and side agreement discussions, CWT meetings, and various Watershed related talks throughout the region. Those discussions do not currently include DEP. DEP has chosen not to participate with local stakeholders in any additional negotiations at this time. Prior to pulling out of negotiations and discussions, DEP had 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. CWC submitted a letter detailing frustrations with DEP's lack of partnership and transparency surrounding their submission of a draft Water Withdrawal Permit without working or sharing with stakeholders. I support the submission of the letter.

CWC's Human Resources Director, Gemma Young has led many internal initiatives. 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 efficiency and practices. Some other recent updates include CWC managers who have started taking leadership development trainings, updates to CWC's Emergency Action Plan, and an internal review 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. That request has been approved and DEP is now tasked with conducting a current valuation evaluation.

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.

CWC hosted a meeting with several WWTP operators in September.

CWC will be presented at the NYWEA Watershed Technical Conference in September.

CWC attended a Town of Middletown Board meeting 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.

CWC submitted DEP's FY25 Contract Evaluation Report to stakeholders in September.

## **Finance**

The relocation of the generator continues progress. DEP has expressed numerous concerns with output variables of a diesel powered generator. CWC has taken many steps to alleviate DEP concerns which has concluded with the physical relocation of the equipment.

DEP also requested the construction of a new garage. Construction is complete and we received the CoO from the town. DEP is now able to utilize it for their vehicles and equipment.

Negotiations for a 10 year renewal operating contract are complete. 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. We will bring to committee when a final draft is provided from DEP.

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.

We have been working internally on our 2026 budget. It will be provided for committee review when complete.

## **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 have been provided for review.

CWC and DEP have jointly discovered funding issues related to the new contract. We are working on an amendment to ensure funding is provided in an efficient and timely manner to ensure the programs within the contract are able to operate effectively.

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 and will be revisited in October.

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 have 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 November.

Loan Committee Action Items from the September 11, 2025 meeting:

Loans recommended for approval to the Board of Directors:

1084 Main Street Associates, LLC  
Sherbois Properties LLC t/a Isolation Proof

Other discussion:

Collateral Change to Robert Kehoe and Yvette Blain Loan previously approved.

# 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      |
|  | 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    |
|  | 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    |
|  | 367      | Mental Health Association                   | 4/26/2005          |                                | \$77,468.00          | \$0.00             | \$0.00               | \$78,000.00    | \$155,468.00       | 12           | 0              | 0              | 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      |
|  | 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      |
|  | 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    |
|  | 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    |
|  | 277      | JGJMS, LLC                                  | 9/3/2013           |                                | \$220,673.54         | \$0.00             | \$0.00               | \$220,673.54   | \$441,347.07       | 20           | 20             | 0              | Greene      |
|  | 379      | Rallysport                                  | 6/23/1998          |                                | \$35,000.00          | \$0.00             | \$0.00               | \$0.00         | \$35,000.00        | 0            | 0              | 0              | Delaware    |
|  | 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    |
|  | 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    |
|  | 237      | Onteora Farms, LLC                          | 6/2/2015           |                                | \$100,000.00         | \$0.00             | \$0.00               | \$28,000.00    | \$128,000.00       | 1            | 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 |
|--|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 301      | Wellness RX, LLC                          | 8/4/2015           |                                | \$35,000.00          | \$0.00             | \$0.00               | \$160,000.00   | \$195,000.00       | 1            | 0              | 0              | Greene      |
|  | 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      |
|  | 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      |
|  | 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    |
|  | 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      |
|  | 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      |
|  | 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      |
|  | 180      | Stamford Belvedere Corp                   | 8/3/2010           |                                | \$150,000.00         | \$0.00             | \$0.00               | \$0.00         | \$150,000.00       | 0            | 0              | 0              | Delaware    |
|  | 462      | Gockel Solutions LLC                      | 3/5/2024           |                                | \$90,000.00          | \$0.00             | \$0.00               | \$10,000.00    | \$100,000.00       |              |                |                | Delaware    |
|  | 378      | Vaughn & Jodie Wilkie                     | 11/3/2009          |                                | \$79,000.00          | \$0.00             | \$0.00               | \$191,000.00   | \$270,000.00       | 0            | 0              | 0              | Greene      |
|  | 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    |
|  | 441      | Franks Septic LLC                         | 8/2/2022           |                                | \$165,000.00         | \$0.00             | \$0.00               | \$20,000.00    | \$185,000.00       | 1            | 3              | 4              | 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      |
|  | 142      | Walton Big M Plaza, LLC (2)               | 12/3/2024          |                                | \$300,000.00         | \$0.00             | \$0.00               | \$247,012.00   | \$547,012.00       |              |                |                | Delaware    |
|  | 482      | 1033 Main Street LLC                      | 9/2/2025           |                                | \$349,272.00         | \$0.00             | \$0.00               | \$38,808.00    | \$388,080.00       | 2            | 0              | 0              | Delaware    |

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|--|----------|-----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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    |
|  | 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    |
|  | 475      | 55 White Tail Lane, LLC                       | 6/3/2025           |                                | \$472,500.00         | \$0.00             | \$0.00               | \$102,500.00   | \$575,000.00       | 2            | 0              | 0              | Delaware    |
|  | 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    |
|  | 480      | Sound Mountain, LLC.                          | 9/2/2025           |                                | \$180,000.00         | \$0.00             | \$0.00               | \$90,000.00    | \$470,000.00       | 3            | 5              | 5              | Delaware    |
|  | 481      | JustJohn Property Co., LLC                    | 8/5/2025           |                                | \$200,000.00         | \$0.00             | \$0.00               | \$420,000.00   | \$620,000.00       | 15           | 0              | 0              | Greene      |
|  | 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        | Tremper skill 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    |
|  | 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      |
|  | 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      |
|  | 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      |
|  | 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      |

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|--|----------|-----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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      |
|  | 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      |
|  | 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    |
|  | 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    |
|  | 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      |
|  | 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       | \$139,106.25         | \$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    |
|  | 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      |
|  | 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    |
|  | 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      |

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|--|----------|----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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      |
|  | 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    |
|  | 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    |
|  | 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      |
|  | 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, I | 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     | \$577,763.58         | \$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    |

|  | 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 |
|--|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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   |
|  | 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        | \$16,500.67          | \$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    |
|  | 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    |

|  | 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 |
|--|----------|----------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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    |
|  | 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      |
|  | 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    |
|  | 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    |
|  | 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       | \$39,430.21          | \$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    |



|  | 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 |
|--|----------|----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 113      | Michael Ricciardella                         | 10/1/2005          | 8/8/2006                       | \$560,000.00         | \$568,422.94       | \$140,012.25         | \$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    |
|  | 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    |
|  | 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      |
|  | 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    |
|  | 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       | \$39,402.05          | \$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    |

|  | 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 |
|--|----------|--------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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      |
|  | 138      | Russel Matson /Julie Hernandez       | 5/22/2007          | 10/22/2007                     | \$135,000.00         | \$138,039.72       | \$37,354.13          | \$15,000.00    | \$150,000.00       | 7            | 12             | 5              | 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    |
|  | 139      | Six Franklin Road, LLC               | 8/28/2007          | 11/1/2007                      | \$636,277.33         | \$636,277.33       | \$203,787.42         | \$48,000.00    | \$684,277.33       | 18           | 18             | 0              | 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    |
|  | 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    |

|  | 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 |
|--|----------|--------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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    |
|  | 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      |

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|--|----------|---------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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    |
|  | 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       | \$5,485.80           | \$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    |
|  | 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      |
|  | 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      |
|  | 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     | \$1,194,035.55       | \$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       | \$181,361.67         | \$85,000.00    | \$835,000.00       | 6            | 6              | 0              | Delaware    |
|  | 220      | KDR Self Strorage 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       | \$23,930.05          | \$400,000.00   | \$550,000.00       | 0            | 15             | 15             | Ulster      |

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|--|----------|---------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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    |
|  | 239      | Spillian, LLC                               | 5/1/2012           | 9/13/2012                      | \$450,000.00         | \$450,000.00       | \$241,636.93         | \$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       | \$25,218.53          | \$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       | \$29,937.58          | \$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       | \$35,037.21          | \$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       | \$87,174.81          | \$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        | \$24,042.99          | \$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       | \$133,000.54         | \$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       | \$110,602.90         | \$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 |

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|--|----------|----------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|-----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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    |
|  | 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       | \$460,989.40         | \$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 |
|  | 247      | MTC Cable                                    | 4/5/2016           | 9/22/2016                      | \$4,322,123.00       | \$4,322,123.00     | \$2,575,210.42       | \$19,466,681.00 | \$23,788,804.00    | 0            | 5              | 5              | 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    |
|  | 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       | \$185,299.55         | \$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       | \$223,387.02         | \$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     | \$1,024,263.47       | \$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    |

|  | 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 |
|--|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 341      | Chef Deanna, Inc.                         | 4/4/2017           | 5/8/2017                       | \$125,000.00         | \$125,000.00       | \$70,745.34          | \$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       | \$359,828.30         | \$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      |
|  | 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       | \$364,222.40         | \$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       | \$109,780.83         | \$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      | \$14,887,986.95    | \$1,270,786.89       | \$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       | \$319,141.11         | \$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       | \$162,230.76         | \$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       | \$719,603.60         | \$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       | \$438,067.36         | \$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       | \$302,293.62         | \$710,000.00   | \$12,600,000.00    | 0            | 15             | 15             | 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 |
|--|----------|------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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       | \$235,789.24         | \$67,000.00    | \$329,209.00       | 4            | 0              | 0              | Ulster      |
|  | 412      | Tito Bandito's                           | 12/3/2019          | 5/29/2020                      | \$90,000.00          | \$90,000.00        | \$67,410.44          | \$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        | \$51,954.35          | \$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       | \$167,010.03         | \$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       | \$815,573.44         | \$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       | \$488,301.00         | \$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       | \$400,383.92         | \$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       | \$214,278.26         | \$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       | \$403,154.65         | \$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        | \$0.00               | \$0.00         | \$70,000.00        |              |                |                | Delaware    |
|  | 440      | Ladew Corners, LLC                       | 8/2/2022           | 2/17/2023                      | \$600,000.00         | \$600,000.00       | \$565,202.42         | \$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       | \$275,449.98         | \$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       | \$319,515.74         | \$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       | \$688,625.01         | \$153,000.00   | \$903,000.00       | 40           | 44             | 4              | Greene      |



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|--|----------|------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|----------------|--------------------|--------------|----------------|----------------|-------------|
|  | 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       | \$479,927.93         | \$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    |
|  | 336      | KMG Center Street LLC              | 2/7/2023           | 5/11/2023                      | \$160,000.00         | \$160,000.00       | \$142,619.83         | \$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       | \$424,717.08         | \$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       | \$798,126.21         | \$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        | \$29,649.22          | \$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       | \$134,482.41         | \$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       | \$333,496.24         | \$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     | \$1,329,946.51       | \$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       | \$544,319.70         | \$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       | \$268,067.20         | \$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       | \$821,295.50         | \$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       | \$561,489.21         | \$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       | \$326,926.38         | \$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       | \$231,279.94         | \$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     | \$1,009,336.01       | \$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         | \$450,000.00       | \$450,000.00         | \$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       | \$344,689.52         | \$60,000.00    | \$410,000.00       | 0            | 5              | 5              | 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 |
|----------|-------------------------------------------|--------------------|--------------------------------|----------------------|--------------------|----------------------|------------------|--------------------|--------------|----------------|----------------|-------------|
| 41       | Creative Environments LLC d/b/a Full Moon | 12/3/2024          | 2/21/2025                      | \$190,000.00         | \$190,000.00       | \$185,566.39         | \$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    |
| 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    |
|          |                                           |                    |                                | \$139,836,034.13     | \$117,774,987.29   | \$31,958,531.28      | \$169,127,892.96 | \$331,163,372.77   | 4183         | 5664           | 1596           |             |

**BOARD & COMMITTEE SCHEDULE**  
**November 4, 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/>11-04-25</b> | <b>9:00 AM</b>                                                  |                    |
| <b>SEPTIC</b>                     | Arthur Merrill            | <b>Tuesday<br/>11-04-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>STORMWATER/<br/>WASTEWATER</b> |                    |
| <b>POLICY</b>                     | Innes Kasanof             | <b>Tuesday<br/>11-04-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>SEPTIC</b>                     |                    |
| <b>FINANCE/FISCAL<br/>AUDIT</b>   | Arthur Merrill            | <b>Tuesday<br/>11-04-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>POLICY</b>                     |                    |
| <b>GOVERNANCE</b>                 | TBD                       | <b>Tuesday<br/>11-04-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>FINANCE</b>                    |                    |
| <b>LAND</b>                       | Christopher Mathews       | <b>Tuesday<br/>11-04-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>GOVERNANCE</b>                 |                    |
| <b>ECO. DEVL.</b>                 | Rich Parete               | <b>Tuesday<br/>11-04-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>LAND</b>                       |                    |
| <b>PUBLIC<br/>EDUCATION</b>       | Tina Molé                 | <b>Tuesday<br/>11-04-25</b> | <b>IMMEDIATELY<br/>FOLLOWING<br/>ECO. DEVL.</b>                 |                    |
| <b>BOARD</b>                      | Tina Molé                 | <b>Tuesday<br/>11-04-25</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, September 2, 2025 @ 9:00 AM**

Attendees: James Sofranko (Director), Tina Mole (Director), Joseph Cetta (Director), Chris Mathews (Director), Jeff Senterman (Director), Shilo Williams (DEP).

Others: Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Joe Bacci (CWC), Lindsay Ballard (CWC), Donald Brown (CWC), Jim Martin (CWC), Eric Lane (CWC), Jessica Fiedler (CWC), Lynn Kavanagh (CWC), Gemma Young (CWC), Barb Puglisi (CWC), Samantha Costa (CWC), Zach Baldwin-Way (CWC), Rich Parete (Director), Thomas Hoyt (Director), George Haynes (Director), Aaron Bennett (DEP), Nick Sadler (DEP), Michael MaLoney (DOH), Matt Gianetta (DEP), John Schwartz (DEP), Mike Meyer (DEP)

Via Zoom: Nick Carbone (Delaware County Watershed Affairs) and Tom Stalter (DEP). Please note that zoom was not working properly and the call would not stay connected.

The meeting was called to order by James Sofranko at 9:04 AM.

- I. Review minutes from August 5, 2025 meeting. Minutes approved as written by a motion from Joseph Cetta and the motion was seconded by Jeff Senterman. Motion carried.

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

### **General Project Updates:**

#### **CWMP III**

Jason stated that paving is still needed in Halcottsville. He also gave an update on the Shokan project. DEC issued a notice of complete application, and the public comment period was open until September 12. 100% plans were submitted to and reviewed by DEP. There were no major concerns with DEP's comments to the design but it was noted that DEP couldn't formally issue an approval until after DEC approves. Jason gave an update to the projected bidding schedule which included: Shokan collection system and WWTP contracts being advertised on September 23<sup>rd</sup>. The remaining contracts for the Boiceville force main, Boiceville conversion, and commercial water meters would be advertised on September 30<sup>th</sup>. Bid due dates are anticipated to be October 23<sup>rd</sup> and 30<sup>th</sup>, with a prebid meeting for all contracts scheduled October 9<sup>th</sup>.

## **2. Future Stormwater Program**

### **Windham Mountain Partners, LLC (Adventure Center)**

**Program:** FSW

**Address:** 344 South Street Windham, NY

**Engineer:** Katterskill Engineers

**Contractor:** Ryan Martin

**Tax Parcel ID:** 95.06-1-3

### **Project Description:**

On March 18, 2024 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Windham Mountain Partners LLC located in Windham, NY. 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 expanding the current Mountain Adventure Park with recreational activities including a kid's camp, art barn, playgrounds, hiking trails, pool and hot tub area, splash pad, and multiple tennis & sports courts. Stormwater controls on the site include all erosion & sediment controls, plunge pools, level spreaders, catch basins, culverts, stormwater planters, multiple bio retention basins, and underground infiltration chambers.

Windham Mountain Partners LLC submitted an application on August, 11, 2025. Engineering and construction costs with a CWC added 15% contingency totaled One Million Four Hundred Nineteen Thousand Eight Hundred Ninety-One Dollars and Seven Cents (\$1,419,891.07). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54). Funding for this project will be from the future stormwater program as the applicant is considered a large business.

| COST BREAKOUT       |                       |
|---------------------|-----------------------|
| Design:             | \$ 53,358.89          |
| Construction:       | \$1,181,329           |
| Total:              | \$ 1,234,687.89       |
| 15% Contingency:    | \$185,203.18          |
| <b>TOTAL:</b>       | <b>\$1,419,891.07</b> |
| <b>50% Election</b> | <b>\$709,945.54</b>   |
| PROGRAM ALLOCATION  |                       |
| FSW Funding         | \$709,945.54          |
| MOA-145 Funding     | \$0                   |

The CWC recommends reimbursement of up to Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54) from the Future Stormwater Program to Windham Mountain Partners 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 \$709,945.54**

*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 October 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:** Erica Schumacher

**Contact Person:** Erica Schumacher

**Address:** 8 Conine Rd., Prattsville, NY 12468, Greene County

**LFA Recommendation:** Yes

**Project Category:** Property Protection

**Phase:** Feasibility Study

**Project Description:** Erica Schumacher is applying for Feasibility Study funding of \$5,000 to investigate potential Property Protection Measures for her home located in the 100-year floodplain at the intersection of the Batavia Kill and the Schoharie Creek. According to the Applicant, the property's basement was substantially filled by flood waters in 2011. Evidence of this was observed by CWC staff in the form of a high watermark ghosting on the interior foundation walls. The basement currently contains the home's oil tank and heating system.

Being the first of its relative kind, the 2013 Prattsville LFA did not have the foresight that more recent LFAs do and does not clearly delineate the bounds of its study area. With this in mind, Erica Schumacher's property is not explicitly shown in the 2013 LFA, as it is located just south of its loosely defined borders. However, GIS mapping provided by the DEP shows what the agency considers the affected and eligible area for LFA recommendations, which the DEP has confirmed that 8 Conine Rd. is in fact in the agency's interpretation of study area. Therefore, the CWC finds this property eligible for possible Property Protection Measures, akin to the those listed in the LFA, on the southern end on Main St.

**Recommend funding a Property Protection Feasibility Study not to exceed \$5,000.00**

*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 October meeting. The motion was seconded by Jeff Senterman. Motion carried.*

**Project Description:**

**5. Other:**

- II. Next meeting scheduled for Tuesday, October 7, 2025
- III. Adjournment 9:20 AM

**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 Tavaréz (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.

**CWC POLICY COMMITTEE**  
**SEPTEMBER 2, 2025**  
**DRAFT MINUTES**

Members Present: Shilo Williams, Richard Parete, Tina Molé, Alicia Terry, Chris Mathews

Excused: Thomas Snow, Innes Kasanof

- I. Call to Order at 10:09 am
- II. August 2025 revised minutes approved upon motion of Alicia Terry and second by Chris Mathews

III. CWC Contract Evaluations

Jason Merwin reviewed the NYCDEP evaluations for the 2024-2025 fiscal year. Jason noted the gaps and the additional requirements imposed upon CWC. Alicia Terry stated she appreciated the effort that went into putting together the evaluations. Upon motion of Rih Parete and second by Alicia Terry, the Committee recommended that the evaluations be sent to NYCDEP and Watershed Stakeholders.

IV. Other

Tim Cox noted that this December would ordinarily start an election of local CWC directors. The Committee requested Tim to come back with alternative election schedule for the second full week in July.

Jason explained that CWC was seeing the benefits of a co-location with NYCDEP. Many more staff meetings are happening in person and informal questions are also happening in person.

Jason also noted that CWC had received a change order request from the Community Vitality Consultant that was being reviewed.

V. Schedule Next Meeting scheduled for October 7, 2025

VI. Adjourn 10:23 am

**CWC Finance Meeting  
September 2, 2025  
DRAFT MINUTES**

**Committee Members Attended:** Joseph Cetta, 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 July Financial Statements** – The July financial statements and the supplemental schedules were presented to the Committee. Account balances, investment purchases and yields were discussed. The 2026 corporate budget will be presented to the Committee next month. Same format and minimal changes anticipated.
- IV. Other** - None.
- V. Schedule Next Meeting** – The next Finance Committee meeting will be held on October 7, 2025.
- VI. Adjournment**



**Economic Development Committee (EDC)**  
**DRAFT MINUTES**  
***Tuesday, August 5, 2025***

***Committee Members Present:*** Arthur Merrill; Tina Molé; Richard Parete; Innes Kasanof; John Kosier; Jason Merwin; Jeff Senterman; Shilo Williams

***Committee Member(s) or Staff Absent:*** Thomas Snow, Jr.

***Staff Present:*** Barbara Puglisi; Lynn Kavanagh; Tim Cox

The meeting was called to order at 11:01 A.M.

Minutes from the EDC meeting of May 6, 2025 were moved and passed without comment; *all in favor.*

**NEW BUSINESS**

**Loan Update**

Barbara presented an update of loan activity, which showed the following:

CFF Loan Activity through 7//31/25 staff indicated there is \$5,000,000.00 in the budget for 2025. Currently there are seven (7) loans committed; totaling \$3,485,500 and there are two (2) loans in process; totaling \$980,000 leaving a balance budget of \$534,500. Barbara updated the committee on loans closed since the beginning of the program inception is \$116,585,157. She added the outstanding balance of current loans is currently \$31,215,679.

Barbara presented a chart showing CWC's collateral position of defaulted and delinquent loans as of 7/31/25. The total Default and Delinquent rate is currently 4% and is separated into two categories to show the difference between the two. The Default Risk Rate is 1% and the Delinquent Risk Rate is 3%.

Barbara presented a chart showing a breakdown of CWC Loans that have been "written-off" as of 7/31/25. The total dollar amount of the write-offs is \$4,280,421.80. The chart showed that 72.36% of the total amount written off were loans located in Delaware County. Additionally, 18.54% of the write-offs occurred in Ulster County and the remaining 9.11% in Sullivan County. There have been no write-offs in Greene or Schoharie County.

Barbara presented a chart showing the fund allocation for each county.

**CFF Budget Increase**

Barbara stated there is \$534,500 left in the budget for the year and stated there would need to be a budget increase. Art asked if another \$5,000,000 should be allocated to the budget. Barbara

answered it is the committee's decision and added it is usually increased by \$5,000,000 when there is a budget amendment.

*Innes Kasanof made a motion to approve; John Kosier seconded the motion; All in favor*

### **Bridge Loan Request – Sound Mountain, LLC**

Lynn presented a Bridge Loan Request from Sound Mountain, LLC. Lynn stated the Hamlet of Grand Gorge and Roxbury located within the Town of Roxbury received a \$10,000,000 Downtown Revitalization Initiative Grant in 2024. She stated the applicant was awarded a grant in the amount of \$180,000 to expand their current business Peace, Love and Yoga. Lynn stated they are 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 to be used for working capital. She stated they will be adding four (4) eco-conscious micro lodging units as well a bath house to host immersive wellness retreats directly on site.

*Innes Kasanof made a motion to approve; John Kosier seconded the motion; All in favor*

### **CFF Program Rules**

Jason stated he and Barbara have been going through the CFF rules as they have not been updated in over 20 years and there are programs which are no longer needed or in use. Jason said he did not want to hand the committee a red line document and have them just approving the potential new rules. He directed the committee's attention to the slide show provide. Rich asked if Jason and Staff were looking to model after banks. Barbara and Jason answered no.

### **Frequent Rule Waivers – Slide 1**

1:05:02 - Removal of Participating Lender – Art asked if applicants could still have a participating lender. Barbara stated yes and explained that it makes it so the applicant is not required to have one and stated an example of how we still encourage participation. The committee agreed to remove this rule.

1:05:06 – Loan Maturity (from 15-20 years) – The Committee agreed to update the rule allowing for a term of 20 years

### **1:05:05 Interest Rates – Slide 2**

Barbara stated the interest rate is calculated at  $\frac{1}{2}$  prime + 1 with a floor of 4% and a ceiling of 10% she stated she feels it makes some applicants feel hesitant or worried since the loans are adjustable every five (5) years. She asked if the committee would like to lower the cap or leave as is. Innes asked if this was to be more flexible and not as scary. Art suggested removing the cap. Rich asked if commercial loans are fixed or adjustable. Barbara answered that they vary. A discussion ensued. The committee recommended removing the cap.

Paragraph 2 – Jason stated this rule and the requirements were put in place due to applicants receiving better rates from other lending entities. Jason asked Barbara if she recalled how

often this has been used. She answered it has been only used once. Innes asked if this was put in place to attract clients. Jason stated he believes this was the idea but stated it has only been used once. The committee stated they would like to keep this rule and language.

**There was talk about doing a fixed term – No formal decision was made on this.**

### **Material vs. Non-material Review & Approvals – Slides 3&4**

Jason stated according to the rules there are certain items which need to be either approved by Loan Committee or the Board and some items he can approve. He asked the committee what changes they would like to come before them and what changes he or the Loan Committee can make. He provided examples such as removing guarantors, extending the term of the loan and interest rate change. Art stated he likes to be informed but doesn't think some of these things need board approval. Innes asked if it was a burden or relief to have to bring these items before the Board as it gives the Board the ultimate decision. Barbara answered it is not a burden though it can hold up the closings as material changes require Board approval at the next scheduled meeting she added she likes the Board being aware of what is going on and has made an effort to include any loan changes to be made part of the Ex. Director's Report.

Material Change – Committee stated they are ok with Jason making these decisions and informing the Board via Ex. Director's Report but reserve the right to bring to the Board as needed. Additional funding needs must be brought before the Board.

### **Equity Contributions – Slides 5&6**

Barbara stated staff informs applicants if they are borrowing under \$750,000 there is a 10% equity contribution and if they are borrowing over \$750,000 there is a 20% equity contribution she added there are other requirements depending on if CWC is in a second position and there is also language stating if the applicant has an existing loan and applies for new funding at the total loan amount is over \$750,000 technically they need to have 20% for the equity contribution. The committee stated they think the equity contribution should be based on the project and not the applicant. The committee agreed to update to the language provided in slide 6.

### **1:03:05 Maximum Loan Amounts – Slide 7**

Jason stated when staff speaks with applicants they state the loan max is \$1,500,000 and added this is technically not the case as a rule was put in place which authorizes the CWC Board of Directors to go up to \$2,500,000 if the applicants meets the requirements set in the rules. Innes asked how many times an applicant has received over the max loan amount. Barbara answered the rule was written for Clark Company but only MTC, and Masserson Properties were over the \$1,500,000 loan limit. Jason stated he believes there are good loan out there over the max amount but stated the exposure is concerning. Barbara stated this is a \$60,000,000 fund which was established in 1997, she added \$60,000,000 then and \$60,000,000 now are not worth the same amount and added CWC needs the money for many

businesses and not just a few. A discussion ensued about the county percentages and how the fund is allocated between the counties. The committee agreed to cap all loan at \$1,500,000 and remove the exception.

### **Municipal Loans - Slide 8**

Barbara stated there were a lot of changes for this rule requirement. She went over the proposed language provided in the slide.

- Remove water quality language
- Change max loan amount from \$250,000 to \$1,500,000, change Town to Municipality
- Change interest rate to the following 2% per annum or  $\frac{1}{2}$  of the prime rate, whichever is higher
- Change the maturity of the loan to proposed language which follows NYS Municipal Law

Jason stated this is a program that he feels is underutilized as the current rules do not allow for us to be competitive with other lending agencies. Rich stated they have a municipal loan through Bank of Greene County with an interest rate of 4.75%. Barbara stated Banks use bank rates and they are constantly changing and thought the best way to for CWC to set our rate is to use  $\frac{1}{2}$  of the prime rate. She stated she could also ask the applicant what kind of rates they are getting from the banks and bring the request to the committee as well. A discussion ensued about the loan maturity. Barbara stated the rules should reflect what Municipal Law states. The committee agreed. The committee agreed to the updated language provided except for the max loan amount.

There was a discussion about capping municipal loans based on percentages - no decision made.

### **Refinance Fees - Slide 9**

Jason stated when a loan closes there is a required 1% closing fee. He asked the committee if an applicant is refinancing a loan and adding new money if the committee was agreeable to only charging 1% on the new money as the 1% was already paid on the refinance amount. The committee agreed to the change.

### **1:03:23 - Life Insurance - Slide 10**

Barbara and Rich both stated life insurance can be expensive and hard to get. Jason stated he is surprised people prefer to come to CWC due to this requirement even with the favorable interest rates and added CWC has been paid out because of this requirement. Jason stated he believes this is a rule to keep but it needs to be modified. Rich asked if Banks require life insurance. Lynn answered some banks do and further stated she is unaware if County loan programs do or not. Barbara stated the biggest issue with this rule is a(ii) as it is difficult to gauge what is five (5) times higher for a someone the same age. A discussion ensued. Barbara stated the life insurance can also be waived if condition b (i)(ii) is met. Tina asked how often

staff makes sure the life insurance is in effect. Lynn answered we receive correspondence all the time as we are listed as an interested party. The committee agreed to remove (a) ii – add **OR** between paragraph a and b.

#### **1:03:04 - Acceptance and Time Restrictions – Slide 11**

Barbara stated the Letter of Commitment (LOC) states the applicant has fifteen (15) days to return the LOC and 180 days after acceptance of the LOC to close on the loan. Barbara stated there are cases where the language has been changed when staff knows the closing will not take place in the time frame due to different circumstances. Barbara stated most loan close within this time frame and added some need extensions and explained to the committee an extension is granted from 30-90 days depending on the situation and the extension letter is signed by Jason. Barbara stated she wanted to make sure the committee agreed with the current language provided in the rules. Art answered yes and added he thinks fifteen (15) days is more than enough time to get the LOC back. A discussion ensued. The committee agreed to the language provided.

#### **Remove Sections – Slide 12**

Jason stated there are a lot of grants which were built into the CFF rules, he further added the last flood grant program was completed in 2011. He stated there are some loan programs which are no longer in use and would like to remove them as well. He asked the committee if they were ok with removing these items except for potentially Chapter 1:14 – Catskill Studies Funding Program. Tim explained what studies were completed under this program. He further stated having these rules technically still in places leads to confusion as applicants will state the rules say CFF has grant funding programs and staff has to explain a budget has been not set for the grant programs. Tim and Barbara stated the Board decided in 2005 to not set a budget for grants as they were starting to eat into the fund as revenue was not coming in as anticipated. Barbara stated the bylaws states grants were tied to the annual budget which she believes it should have been tied to the revenue. The committee stated they were ok with removing the sections outlined. Barbara asked Tim if he wanted to change or discuss rule 1:14 further to state it can only be utilized by CWC or the Counties. Tim stated he would look further into it and would discuss in the future.

There being no other business, the meeting was adjourned at 12:27 P.M.

**Public Education Committee**  
**DRAFT MINUTES**  
**August 5, 2025**

Committee Members Present: Arthur Merrill, Innes Kasanof, Tina Molé, James Sofranko, Allen Hinkley, Shilo Williams, Joseph Cetta.

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 Gaston.

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

The meeting was called to order at 12:28 pm.

1. Minutes from the April 1, 2025, meeting were accepted without change.
2. Workforce Development Program Rules: Gemma Young opened by commenting this exciting new program would be a fantastic opportunity for organizations in the WOH Watershed to make a real impact on individuals and community vitality more generally. She said the Program Rules provided to the Committee for their consideration were based on the Public Education III Agreement and Public Education Grant Program Rules.  
Gemma thanked DEP staff for reviewing and submitting their comments which have been either incorporated or taken into consideration. She said the Program Rules contain pretty broad-based program objectives and eligibility for applicants as we open the Program up for the first time and that CWC staff - in consultation with DEP staff - will review applications against the applicant and project goals' eligibility criteria and then put forward recommended applications to the Public Education Committee. Public Education Committee and then Board will be asked to evaluate project applications during two application cycles each year – which will be determined once the Agreement has actually been registered with the City. Gemma confirmed the program was a competitive grant program, meaning the Committee have \$250,000 in Grants to award the first cycle to Applicants based on the evaluation criteria and if there are any unallocated funds they get added in to the \$250K for the next cycle and again it is competitive based on evaluation criteria. If an entity doesn't receive a grant the first cycle they apply, they can apply in the next cycle etc. Gemma asked for questions and comments about the draft Program Rules. Tina Molé asked if Gemma was going to be the Program Manager for the program, to which she responded Yes. Innes Kasanof asked if the

draft program rules could be provided for review. The Rules had been sent out in the Committee Book. Gemma said ideally she was hoping the Committee could have approved the Program Rules today so that then as soon as the Agreement was registered with the City, the Program Rules would be placed on the following month's Board agenda. Shilo Williams indicated that the Public Education III Agreement would likely be registered closer to an October 2025 timeframe. Discussion then turned to tabling a decision on approving the Program Rules either September or October, once Committee members had had more time for review.

The meeting was adjourned at 12:48 pm.

Next meeting: TBD

**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%<br>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<br>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<br>\$ <b>\$18,308.27</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                | CONSTRUCTION COSTS: <input checked="" type="checkbox"/> ESTIMATED <input checked="" type="checkbox"/> ACTUAL<br>\$ <b>\$1,758,347.50</b>                |                                                                                                                                                                                                                                                          |
| TOTAL FUNDING REQUESTED:<br>\$ <b>\$888,327.88</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| OTHER FUNDING APPLIED / RECEIVED FOR THE PROJECT (List and Describe)<br>\$                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                |                                                                                                                                                         |                                                                                                                                                                                                                                                          |
| ELECTION FOR REIMBURSEMENT: <input checked="" type="checkbox"/> 50% of <b>ALL</b> Stormwater costs<br><input type="checkbox"/> Itemized <b>DEP ONLY</b> costs                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                | METHOD OF PAYMENT: <input type="checkbox"/> VOUCHER<br><input checked="" type="checkbox"/> REIMBURSEMENT                                                |                                                                                                                                                                                                                                                          |
| <b>NYCDEP Stormwater Pollution Prevention Plan (SWPPP)</b><br>Approval Date: <b>6/17/2009</b><br>Permit #: <b>2005-SC-1154-SP.1</b><br>DEP Representative: <b>James Watkins</b>                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                | <b>NYCDEP Individual Residential Stormwater Permit (IRSP)</b><br>Approval Date:<br>Permit #:<br>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.

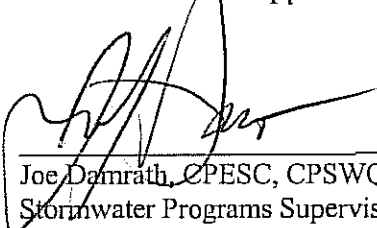
- (D) The new owner hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of Stonewall Glen, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater 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.

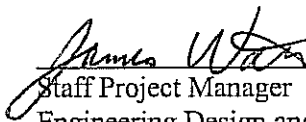
This approval constitutes an acceptance and approval by the Department of only the physical design of the stormwater system for proposed installation and operation on a watershed of the New York City Water Supply. An approval from the Department of the stormwater system design does not affect any existing 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

  
\_\_\_\_\_  
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 inb 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 |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       |             | \$ -         |
| -                |     | -       | TOTAL       | \$ 20,000.00 |



**RESOLUTION NO. 5843**

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

**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-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00); 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-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00) 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-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00) 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-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00).



**Enrique Arencibia Over \$35,000:**

Address: 54 Burnham Hollow Road, Big Indian NY 12410

Town: Shandaken

Bedrooms: 5

Engineer: Christopher DiChiaro P.E.

Contractor: L&L Earthworx

Sign In Date: 10/07/24

Design Application Received By DEP: 05/30/25

Design Application Deemed Complete: 06/17/25

Date Recommended for DEP Design Approval: 06/17/25

2-Year Deadline: 10/07/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$74,427.00, \$75,700.00 and \$84,300.00. 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. We received a quote for \$74,427.00. 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 \$74,427.00.

**RESOLUTION NO. 5844**

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

**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 Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33); 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 Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33) 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 Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33) 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 Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33).

**Raymond Buel Over \$35,000:**

Address: 269 Bearkill Road, Gilboa NY 12076

Town: Conesville

Bedrooms: 4

Engineer: Praetorius & Conrad

Contractor: SM Young

Sign In Date: 02/27/27

Design Application Received By DEP: 01/31/25

Design Application Deemed Complete: 02/19/25

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

2-Year Deadline: 02/27/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$48,963.33, \$51,005.00 and \$67,249.80. 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. We received a quote for \$48,963.33. 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 \$48,963.33.

**RESOLUTION NO. 5845**

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

**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 Four Hundred Forty-Six Dollars (\$36,446.00); 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 Thirty-Six Thousand Four Hundred Forty-Six Dollars (\$36,446.00) 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 Thirty-Six Thousand Four Hundred Forty-Six Dollars (\$36,446.00) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Six Thousand Four Hundred Forty-Six Dollars (\$36,446.00).

**Florence Gillen Over \$35,000:**

Address: 3582 Route 23C, Jewett NY 12444

Town: Jewett

Bedrooms: 4

Engineer: Praetorius & Conrad

Contractor: James Rion

Sign In Date: 10/29/24

Design Application Received By DEP: 06/13/25

Design Application Deemed Complete: 06/23/25

Date Recommended for DEP Design Approval: 06/23/25

2-Year Deadline: 10/29/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$36,446.00, \$41,500.00 and \$42,751.94. 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. We received a quote for \$36,446.00. 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 \$36,446.00.

**RESOLUTION NO. 5846**

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

**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 Eight Hundred Forty-Eight Dollars (\$48,848.00); 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-Eight Thousand Eight Hundred Forty-Eight Dollars (\$48,848.00) 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-Eight Thousand Eight Hundred Forty-Eight Dollars (\$48,848.00) 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 Eight Hundred Forty-Eight Dollars (\$48,848.00).

**Emil Hollander Over \$35,000:**

Address: 2609 Dry Brook Road, Arkville NY 12406

Town: Middletown

Bedrooms: 2

Engineer: Steele Brook Engineering

Contractor: Don Allen Excavating

Sign In Date: 06/20/24

Design Application Received By DEP: 02/07/25

Design Application Deemed Complete: 02/11/25

Date Recommended for DEP Design Approval: 08/01/25

2-Year Deadline: 06/20/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$48,848.00, \$54,732.00 and \$54,936.00. 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. We received a quote for \$48,848.00. 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 \$48,848.00.

**RESOLUTION NO. 5847**

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

**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-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00); 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-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00) 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-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00) 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-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00).



**Robert Rall Over \$35,000:**

Address: 804 Davis Road, East Meredith NY 13757

Town: Meredith

Bedrooms: 3

Engineer: Steele Brook Engineering

Contractor: Ben Reynolds Construction Company

Sign In Date: 09/10/24

Design Application Received By DEP: 04/09/25

Design Application Deemed Complete: 04/21/25

Date Recommended for DEP Design Approval: 07/31/25

2-Year Deadline: 09/10/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$83,850.00, \$85,800.00 and \$86,775.00. 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. We received a quote for \$83,850.00. 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 \$83,850.00.

**RESOLUTION NO. 5848**

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

**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 Seven Hundred Fifty Dollars (\$49,750.00); 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 Seven Hundred Fifty Dollars (\$49,750.00) 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 Seven Hundred Fifty Dollars (\$49,750.00) 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 Seven Hundred Fifty Dollars (\$49,750.00).

**Mikey Roe Over \$35,000:**

Address: 840 Bussey Hollow Road, Andes NY 13731

Town: Andes

Bedrooms: 3

Engineer: John Bolger P.E.

Contractor: Mountain Ridge Excavation

Sign In Date: 10/10/23

Design Application Received By DEP: 09/24/24

Design Application Deemed Complete: 10/07/24

Date Recommended for DEP Design Approval: 12/10/24

2-Year Deadline: 10/10/25

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$49,750.00, \$49,945.00 and \$66,326.63. 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. We received a quote for \$49,750.00. 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 \$49,750.00.

**RESOLUTION NO. 5849**

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

**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 Thousand Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58); 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 Thousand Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58) 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 Thousand Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58) 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 Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58).

**Fabrizio Tiso Over \$35,000:**

Address: 240 Ranger Road, Margaretville NY 12455

Town: Middletown

Bedrooms: 3

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

Sign In Date: 11/08/24

Design Application Received By DEP: 08/06/25

Design Application Deemed Complete: 08/12/25

Date Recommended for DEP Design Approval: 08/15/25

2-Year Deadline: 11/08/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$40,706.58, \$41,975.00 and \$43,101.16. 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. We received a quote for \$40,706.58. 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 \$40,706.58.

**RESOLUTION NO. 5850**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:  
SHOKAN CONGREGATION OF JEHOVAH'S WITNESSES - 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 13:01:09 of the CWC Expanded Septic Program, Article 13, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the owner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58); 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 contractor's quote of One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58) 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 One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58) 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 for a total not-to-exceed amount of One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58).

**Shokan Congregation of Jehovah's Witnesses**

**Expanded Septic Program**

Address: 2720 State Route 28, Shokan NY 12481

Town: Olive

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

Sign In Date: 12/28/23

Design Application Received By DEP:

Design Application Deemed Complete:

Date Recommended For DEP Design Approval:

2-Year Deadline: 12/18/25

Property owner and CWC staff received three quotes from unrelated contractors in the amount of \$107,568.58, \$112,667.80 and \$113,972.84. 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. The quote is within 10% of CWC's estimated cost of construction. The Septic Committee recommends that the CWC Board of Directors approve reimbursement in an amount not to exceed \$107,568.58.

**RESOLUTION NO. 5851**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE  
OVER \$30,000 – ADDITIONAL COSTS:  
MICHAEL GRASSI**

**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**, the CWC staff previously approved reimbursement to Michael Grassi in the amount of Eleven Thousand Three Hundred Seventy-Eight Dollars and Eighty Cents (\$11,378.80); 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 Twenty-Three Thousand Six Hundred Twenty-One Dollars and Twenty Cents (\$23,621.20) and

**WHEREAS**, the CWC staff have determined the contractor’s total invoices of Twenty-Three Thousand Six Hundred Twenty-One Dollars and Twenty Cents (\$23,621.20) to be a reasonable cost for this system in accordance with our schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the total reimbursement of Thirty-Five Thousand Dollars (\$35,000.00) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Five Thousand (\$35,000.00).



**Michael Grassi**

Address: 3273 State Route 28, Shokan NY 12481 (Managed Area)

Town: Olive

Bedrooms: 4

Engineer: Joe Boek P.E.

Contractor: Eberhardt Excavating

Sign In Date: 05/15/25

Design Application Received By DEP: 07/08/25

Design Application Deemed Complete: 07/11/25

Date Recommended For DEP Design Approval: 07/11/25

2-Year Deadline: 05/15/27

The project was previously approved for \$11,378.80 for an emergency installation of a 1,250-gallon septic tank. 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. The contractor has asked to be reimbursed \$23,621.20 for the added work. The Septic Committee recommends that the CWC Board approves an additional reimbursement of \$23,621.20 for a total not to exceed \$35,000.00

October 7, 2025

**RESOLUTION NO. 5852**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**ALICE MAVRIKIDIS-BARR**

**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 5635, the CWC Board approved reimbursement to Alice Mavrikidis-Barr in an amount not-to-exceed Thirty-Seven Thousand One Hundred Twenty-Seven Dollars and Sixty-Four Cents (\$37,127.64); 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 Eight Thousand One Hundred Four Dollars and Sixty-Six Cents (\$8,104.66) 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 Thousand One Hundred Four Dollars and Sixty-Six Cents (\$8,104.66); and

**WHEREAS**, CWC staff have determined that Forty-Five Thousand Two Hundred Twenty-Three Dollars and Thirty Cents (\$45,232.30) is a reasonable cost for this system in accordance with our schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Forty-Five Thousand Two Hundred Thirty-Two Dollars and Thirty Cents (\$45,232.30) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Five Thousand Two Hundred Thirty-Two Dollars and Thirty Cents (\$45,232.30).

**Alice Mavrikidis-Barr**

Address: 64 Wanatuska Court, Highmount NY 12441

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: G.C. Landscaping & Excavation

This project was previously approved for \$37,127.64. 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 Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$8,104.66 for total reimbursement not-to-exceed \$45,232.30.

October 7, 2025

**RESOLUTION NO. 5853**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE  
OVER \$30,000 – ADDITIONAL COSTS:  
MARGARET SMITH**

**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 September 3, 2024, by Resolution Number 5465, the CWC Board approved reimbursement to Margaret Smith in an amount not-to-exceed Fifty-Four Thousand Nine Hundred Ninety Dollars and Eighty-Nine Cents (\$54,990.89); 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 Fifteen Thousand Eight Hundred Ninety-Seven Dollars and Sixty-Seven Cents (\$15,897.67) 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 Fifteen Thousand Eight Hundred Ninety-Seven Dollars and Sixty-Seven Cents (\$15,897.67); and

**WHEREAS**, CWC staff have determined that Seventy Thousand Eight Hundred Eighty-Eight Dollars and Fifty-Six Cents (\$70,888.56) 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 Thousand Eight Hundred Eighty-Eight Dollars and Fifty-Six Cents (\$70,888.56) 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 Thousand Eight Hundred Eighty-Eight Dollars and Fifty-Six Cents (\$70,888.56).

**Margaret Smith**

Address: 94 Glenford-Wittenberg Road, Glenford NY 12433

Town: Hurley

Engineer: Christopher DiChiaro P.E.

Contractor: Eberhardt Excavation

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 Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$15,897.67 for total reimbursement not-to-exceed \$70,888.56.

October 7, 2025

**RESOLUTION NO. 5854**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**MICHAEL TALESE**

**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 4, 2024, by Resolution Number 5311, the CWC Board approved reimbursement to Michael Talese in an amount not-to-exceed Fifty-Two Thousand Four Hundred Seventy-Five Dollars and Fifty-Four Cents (\$52,475.54); and

**WHEREAS**, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Five Thousand Six Hundred Eighty-Seven Dollars and Forty-Seven Cents (\$5,687.47) 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 Five Thousand Six Hundred Eighty-Seven Dollars and Forty-Seven Cents (\$5,687.47); and

**WHEREAS**, CWC staff have determined that Fifty-Eight Thousand One Hundred Sixty-Three Dollars and One Cent (\$58,163.01) 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-Eight Thousand One Hundred Sixty-Three Dollars and One Cent (\$58,163.01) 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 One Hundred Sixty-Three Dollars and One Cent (\$58,163.01).

**Michael Talese**

Address: 835 Tarigo Road, Fleischmanns, NY 12430

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: G.C. Landscaping & Excavation

This project was previously approved for \$52,475.44. 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 Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$5,687.47 for total reimbursement not-to-exceed \$58,163.01.

October 7, 2025

**RESOLUTION NO. 5855**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**  
**OVER \$30,000 – ADDITIONAL COSTS:**  
**KATHERINE WANDERSEE**

**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 5640, the CWC Board approved reimbursement to Katherine Wandersee in an amount not-to-exceed Sixty-Three Thousand Two Hundred Forty-Six Dollars (\$63,246.00); 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 Thousand Seven Hundred Thirty-Five Dollars and Thirty-Six Cents (\$9,735.36) 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 Nine Thousand Seven Hundred Thirty-Five Dollars and Thirty-Six Cents (\$9,735.36); and

**WHEREAS**, CWC staff have determined that Seventy-Two Thousand Nine Hundred Eighty-One Dollars and Thirty-Six Cents (\$72,981.36) 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-Two Thousand Nine Hundred Eighty-One Dollars and Thirty-Six Cents (\$72,981.36) 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-Two Thousand Nine Hundred Eighty-One Dollars and Thirty-Six Cents (\$72,981.36).



**Katherine Wandersee**

Address: 2644 Burroughs Memorial Road, Roxbury NY 1274

Town: Roxbury

Engineer: John Bolger P.E.

Contractor: Jim Peters Excavating

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 Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$9,735.36 for total reimbursement not-to-exceed \$72,981.36.

October 7, 2025

**RESOLUTION NO. 5856**

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER  
\$30,000: TUSCARORA CLUB OF MILLBROOK - 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 May 6, 2025, by Resolution Number 5679, the CWC Board approved reimbursement to Tuscarora Club of Millbrook in an amount not to exceed Fifty-Three Thousand Six Hundred Forty-Five Dollars and Six Cents (\$53,645.06); 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 Hundred Seventy-Five Dollars (\$875.00); 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 Fifty-Four Thousand Five Hundred Twenty Dollars and Six Cents (\$54,520.06) 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 Fifty-Four Thousand Five Hundred Twenty Dollars and Six Cents (\$54,520.06) 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-Four Thousand Five Hundred Twenty Dollars and Six Cents (\$54,520.06).

**Tuscarora Club of Millbrook**

**Expanded Septic Program: Ferguson Cottage**

Address: 2509 Millbrook Road, Margaretville NY 12455

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: Mammoth Excavation

The 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. The Septic Committee recommends that the Board approves an additional reimbursement of \$875.00 for total reimbursement not to exceed \$54,520.66.

October 7, 2025

**RESOLUTION NO. 5857**

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER  
\$30,000: WEST HURLEY FIRE DEPARTMENT - 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 September 3, 2024, by Resolution Number 5376, the CWC Board approved reimbursement to West Hurley Fire Department in an amount not to exceed Sixty-Five Thousand Five Hundred Twenty-Four Dollars (\$65,524.00) 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 Twelve Thousand Four Hundred Seventy-One Dollars and Sixty Cents (\$12,471.60); 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 Seventy-Seven Thousand Nine Hundred Ninety-Five Dollars and Sixty Cents (\$77,995.60) 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 Seventy-Seven Thousand Nine Hundred Ninety-Five Dollars and Sixty Cents (\$77,995.60) 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-Seven Thousand Nine Hundred Ninety-Five Dollars and Sixty Cents (\$77,995.60).

**West Hurley Fire Department**

**Expanded Septic Program**

Address: 751 Ohayo Mountain Road, Glenford NY 12433

Town: Hurley

Engineer: Rex Sanford P.E.

Contractor: Chad Davis Contracting

The 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. The Septic Committee recommends that the Board approves an additional reimbursement of \$12,471.60 for total reimbursement not to exceed \$77,995.60.

**RESOLUTION NO. 5858**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR  
ELIGIBILITY - JEFFREY CLEMENT**

**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, Jeffrey Clement, 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.

**Jeffrey Clement Backup**

Mr. Clement’s property is in the Town of Hamden. This project was paid for in 2013 under our Priority 3 Program, under a previous homeowner. The pump was no longer working and has since been replaced. The homeowner had a maintenance pump out done in 2025. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Clement’s eligibility for a second time repair funded by the MOA Septic Program.

**RESOLUTION NO. 5859**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR  
ELIGIBILITY – DELMAR CRIM**

**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, Delmar Crim, 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.

**Delmar Crim Backup**

Mr. Crim’s property is in the Town of Delhi. This project was paid for in 2007 under our Priority 4 Program under a previous homeowner. The level in the pump chamber is high and it seems like the leach field is no longer accepting effluent. The pump seems to kick on but the level in the pump chamber does not go down. The homeowner had a maintenance pump out done in 2025. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Crim’s eligibility for a second time repair funded by the MOA Septic Program.

**RESOLUTION NO. 5860**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR  
ELIGIBILITY – JOSEPH GRIMM**

**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, Joseph Grimm, 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.

**Joseph Grimm Backup**

Mr. Grimm’s property is in the Town of Middletown. This project was paid for in 2010 under our Priority 5 Program under a previous homeowner. The pump is not working. It will not run manually or when floats are manipulated. There may be wiring issues. The septic tank was pumped in 2025. We do not know if the previous owner had pump outs done. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Grimm’s eligibility for a second time repair funded by the MOA Septic Program.



**RESOLUTION NO. 5861**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR  
ELIGIBILITY – DANA HOMMEL**

**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, Dana Hommel, 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.

**Dana Hommel Backup**

Ms. Hommel’s property is in the Town of Hunter. This project was paid for in 1999 under our Coordinator Program. The taper of the leach field is starting to leak effluent, and the tank is surcharged and backing up into the house. The homeowner had maintenance pump outs done in 2004 and 2025. CWC Septic Committee recommends the CWC Board of Directors approve Ms. Hommel’s eligibility for a second time repair funded by the MOA Septic Program.

**RESOLUTION NO. 5862**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR  
ELIGIBILITY – ROBERT JANISZWESKI**

**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, Robert Janiszweski, 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.

**Robert Janiszweski Backup**

Mr. Janiszweski’s property is in the Town of Hunter. This project was paid for in 2015 under our Priority 8 Program. The pump was no longer working and has since been replaced. The homeowner had a maintenance pump out done in 2025. CWC Septic Committee recommends the CWC Board of Directors approve Mr. Janiszweski’s eligibility for a second time repair funded by the MOA Septic Program.

**RESOLUTION NO. 5863**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR  
ELIGIBILITY – JEANIE SCOTTI**

**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, Jeanie Scotti, 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.

**Jeanie Scotti Backup**

Ms. Scotti’s property is in the Town of Jewett. This project was paid for in 2010 under our Priority 5 Program. The floats are no longer working and need to be replaced. The homeowner had a maintenance pump done in 2022. CWC Septic Committee recommends the CWC Board of Directors approve Ms. Scotti’s eligibility for a second time repair funded by the MOA Septic Program.

October 7, 2025

**RESOLUTION NO. 5864**  
**BOARD REVIEW OF FUTURE STORMWATER PROGRAM APPLICATION FOR**  
**WINDHAM MOUNTAIN PARTNERS, LLC (ADVENTURE CENTER)**  
**STORMWATER CONTROLS REIMBURSEMENT**

**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; and

**WHEREAS**, Windham Mountain Partners, LLC has applied for funding of eligible project costs in the amount of Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54) for design and construction of new stormwater controls related to the expansion of Windham Mountain Adventure Center in the Town of Windham; and

**WHEREAS**, the CWC share of stormwater funding is 50% of the eligible costs for this project because Windham Mountain Partners, LLC is not a small business under Watershed MOA Paragraph 145; and

**WHEREAS**, the Future Stormwater 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 of eligible stormwater costs for a total not-to-exceed amount of Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54); and

**WHEREAS**, the CWC Wastewater/Stormwater Committee recommended 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 attached application, staff recommendation and supporting documentation and approves payment of Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54).

**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.



**CATSKILL WATERSHED CORPORATION**  
669 County Highway 38 Suite 1, Arkville, NY 12406 PH: (845)-586-1400  
**FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| APPLICANT NAME: Windham Mountain Partners, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                           | TITLE: Peter Calabria & Matt Smith                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                          |
| APPLICANT MAILING ADDRESS: PO Box 459 Windham, NY 12496                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| PROJECT ADDRESS: 344 & 360 South Street Windham, NY 12496                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| TELEPHONE NUMBER: 518-734-4300 ext 1307                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                           | APPLICANT EMAIL ADDRESS: matt@mdslp.com / pcalabria@windhammountainclub.com                                                                                                                                                                                           |                                                                                                                                                                                                                                                          |
| AUTHORIZED REPRESENTATIVE NAME: Ciera Hommel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                           | AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: 518-677-9667 ext 207 / c.hommel@keaeng.com                                                                                                                                                                        |                                                                                                                                                                                                                                                          |
| <b>PROJECT CONSULTANT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| ENGINEER: Scott Ouimet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                           | EMAIL ADDRESS: s.ouimet@keaeng.com                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                          |
| CONTRACTOR: Ryan Martin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                           | EMAIL ADDRESS: ryanmartin4990@gmail.com                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                          |
| OTHER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                           | ADDRESS:                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                          |
| <b>PROJECT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| PROJECT TYPE: <input type="checkbox"/> SINGLE-FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RSP <input type="checkbox"/> LOW INCOME HOUSING <input type="checkbox"/> OTHER: _____                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| <small>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>                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| OPTION & PROPOSED STORMWATER CONTROLS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| SWPPP DESIGN COSTS: <input type="checkbox"/> ESTIMATED <input checked="" type="checkbox"/> ACTUAL<br>Amount \$ 63,198.96                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                           | <b>ELECTION FOR REIMBURSEMENT:</b><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<br>50% Amount Requested: <del>\$31,599.48</del> 100% Amount Requested: _____ |                                                                                                                                                                                                                                                          |
| SWPPP CONSTRUCTION COSTS: <input checked="" type="checkbox"/> ESTIMATED <input type="checkbox"/> ACTUAL<br>Amount \$ 1,181,329                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                           | <b>50%: 709,945.54 FSW</b>                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          |
| TOTAL SWPPP COSTS: \$ 1,244,527.96                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           | <b>Total: 1,234,687.89</b>                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          |
| If costs are ESTIMATED, please include cost estimates from engineer.<br>If costs are ACTUAL, please include invoices from engineers and contractor.<br>If method of payment is REIMBURSEMENT please include proof of payment.                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                           | <b>15% Contingency: 185,203.18</b>                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                          |
| NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                           | <b>TOTAL: 1,419,891.07</b>                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          |
| Approval Date: 3/18/2025<br>Permit #: 2024-SC-0593-SP.1<br>DEP Representative: James Watkins                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                           | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (If yes please provide the below permit information)                                                                                                                                              |                                                                                                                                                                                                                                                          |
| NYSDEC SPDES General Permit for Stormwater Discharges<br><input type="checkbox"/> YES <input type="checkbox"/> NO                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                           | Approval Date:                                                                                                                                                                                                                                                        | DEC Representative:                                                                                                                                                                                                                                      |
| <b>LIST OF ENCLOSED ATTACHMENTS (check all that apply)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| <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 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. |
| <b>CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CLAIMANT SIGNATURE                                                                                                                                                                        | DATE                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                          |
| Peter CALABRIA<br>CFO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                           | 8/1/15                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                          |

CWC Revised:  
\$53,358.89

includes \$46,600 in  
construction  
engineering

**Total: 1,234,687.89**  
**15%**  
**Contingency: 185,203.18**  
**TOTAL: 1,419,891.07**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**Division of Water, Bureau of Water Permits**

625 Broadway, Albany, New York 12233-3505

P: (518) 402-8111 F: (518) 402-9029

www.dec.ny.gov

1/29/2025

Windham Mountain Partners, LLC  
Chip Seamans  
19 Resort Drive  
Windham, NY 12496

**RE: ACKNOWLEDGMENT of NOTICE OF INTENT for  
Coverage Under SPDES General Permit for  
Storm Water Discharges from CONSTRUCTION  
ACTIVITY – General Permit No. GP-0-20-001**

Dear Prospective Permittee:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) has received a complete Notice of Intent (NOI) for coverage under General Permit No. GP-0-20-001 for the construction activities located at:

**Windham Mountain Club Adventure Center  
344 & 360 South Street  
Windham, NY 21496**

**County: GREENE**

Pursuant to Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and ECL Article 70, coverage under GP-0-20-001 for the above construction site is effective five (5) business days from **1/27/2025**, which is the date the Department received your complete eNOI.

The permit identification number for this site is: **NYR11N864**. Be sure to include this permit identification number on any forms or correspondence you send the Department. When coverage under GP-0-20-001 is no longer needed, you must submit a Notice of Termination to the Department.

Additionally, authorization to discharge under GP-0-20-001 is conditioned upon compliance with Part II.C. of GP-0-20-001, specifically the following:

1. A final Storm Water Pollution Prevention Plan has been prepared;
2. When applicable, project review pursuant to the State Environmental Quality Review Act (SEQRA) has been satisfied;
3. Where required, all necessary Department permits subject to the Uniform Procedures Act (UPA) (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4).

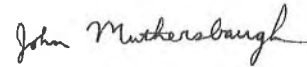
If other UPA permits, or the equivalent, are required, you must submit a preliminary SWPPP to the appropriate Permit Administrator at the Regional Office listed in Appendix F to GP-0-20-001. The preliminary SWPPP must be submitted at the time that the applications for all other UPA permits, or the equivalent, are submitted to the Department.

**Note: Construction cannot commence until all of the above have been satisfied.**

Please be advised that there is an annual regulatory fee of \$110, which is billed by the Department in the late fall. The regulatory fee covers a period of one calendar year. In addition, since September 1, 2004, construction stormwater permittees have been assessed an initial authorization fee which is now \$110 per acre of land disturbed and \$675 per acre of future impervious area. The initial authorization fee covers the duration of the authorized disturbance.

Should you have any questions regarding any aspect of the requirements specified in GP-0-20-001, please contact me at (518) 402-8188.

**Sincerely,**



**John Muthersbaugh  
Assistant Engineer**

cc: RWE - 4  
SWPPP Preparer  
Kaaterskil Associates  
Ouimet, Scott  
PO Box 1020  
Cairo, NY 12413



Department of  
Environmental  
Conservation



**Department of  
Environmental  
Conservation**

KATHY HOCHUL  
Governor

SEAN MAHAR  
Interim Commissioner

February 12, 2025

Windham Mountain Partners, LLC  
Chip Seamans  
19 Resort Drive  
Windham, NY 12496

RE: Letter of Continued Coverage (LOCC) for Coverage Under  
SPDES General Permit for Stormwater Discharges from Construction Activity (CGP)  
General Permit No. GP-0-25-001

Dear Owner or Operator,

The New York State Department of Environmental Conservation (NYSDEC) received a complete Request to Continue Coverage form for continued coverage under GP-0-25-001 for construction activities located at:

Project Name: Windham Mountain Club Adventure Center  
Project Address: 344 & 360 South Street  
Windham, NY 12496 Project County: Greene

Through submission of the Request to Continue Coverage form on February 12, 2025, the owner or operator certified that the eligibility requirements in Part I.A. of GP-0-25-001 have been met, where required.

As a reminder, this LOCC is not the permit document. The permit document, GP-0-25-001, is accessible on NYSDEC's website: [dec.ny.gov](http://dec.ny.gov)

The project has obtained continued coverage in accordance with Part I.F.4. of GP-0-25-001 as follows:

- Project Name: Windham Mountain Club Adventure Center
- eNOI Submission ID: HQ9-Z291-CY3FN
- SPDES Permit ID: NYR11N864
- Date continued coverage has been obtained: February 12, 2025

If there are any questions regarding the requirements in GP-0-25-001, please contact me.

Sincerely,

John Mutthersbaugh

Assistant Engineer





**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

March 18, 2025

Windham Mountain Partners, LLC  
19 Resort Dr  
Windham, NY 12496

**Re: Application to engage in a Regulated Activity, Stormwater (SP)**  
Project Log # 2024-SC-0593-SP.1  
South St; Town of Windham; Greene County  
Tax Map No.: 95.06-1-3; Schoharie Reservoir Basin

Dear Windham Mountain Partners, LLC:

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 March 18, 2025. The determination and associated conditions are enclosed, and copies of the approved design drawings have been sent to Kaaterskill Associates.

Please contact James Watkins at (845) 340-7226 at least two business days prior to the start of construction so that an inspection may be scheduled and to answer any questions you may have regarding this determination.

Sincerely,

James Watkins  
Associate Project Manager  
Kingston Project Review

**c:** Scott Ouimet, PE - Kaaterskill Associates (w/plans)  
Chris Costello, PE - DEP  
Rebecca Mitchell, NYSDEC  
Dominick Caropreso - Code Enforcement Officer, Town of Windham  
Rachael Burger - CWC



## New York City Department of Environmental Protection

### STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law.

Rules and Regulations For The Protection From Contamination, Degradation and Pollution Of  
The New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10 NYCRR Part 128.

New York City Department of Environmental Protection (DEP) makes the following determination with respect to the stormwater pollution prevention plan (SWPPP) described below:

**Name of Project:** Windham Mountain Adventure Center

**Project Type:** Application to engage in a Regulated Activity Stormwater (SP)

**DEP Log #:** 2024-SC-0593-SP.1

**Property Location:** South St  
Town of Windham; Greene County, New York  
Tax Map # 95.06-1-3

**Owner/Applicant:** Windham Mountain Partners, Llc

**Owner's Address:** 19 Resort Dr  
Windham, NY 12496

**Drainage Basin:** Schoharie Reservoir

**General Description:** The Project requires a SWPPP pursuant to Section 18-39 (b)(4)(i) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). The construction of the proposed Project is estimated to disturb approximately 9.34 acres of land. Runoff reduction, stormwater management and treatment will be provided using bioretention cells, rain gardens and underground infiltration. The (SWPPP) shall be implemented in accordance with the report and plan titled "Stormwater Pollution Prevention Plan for Windham Mountain Club – Adventure Center" prepared by Kaaterskill Associates dated October 11, 2024 last revised March 7, 2025 (which is attached hereto as, Appendix A).

**Determination:**

(XX) Approved

( ) Denied

**Special Note Regarding Stormwater Reimbursement (*WOH only*)**

Stormwater tasks, components, measures and practices that were required exclusively by DEP to obtain DEP approval: DEP application, DEP design submission, DEP phone calls/meetings and design revision to address DEP comments.

**Conditions of Approval:**

This approval is granted subject to the following conditions:

1. In the event the material submitted to DEP for which this approval is based is inaccurate or misleading, DEP may modify, suspend, or revoke this approval pursuant to the procedures set forth in Section 18-26 of the Watershed Regulations.
2. DEP recommends that the Applicant schedule a pre-construction conference prior to the start of construction, and the applicant, the SWPPP preparer, the general contractor, and DEP staff attend the meeting.
3. DEP requests at least forty-eight (48) hours' notice prior to the commencement of construction activity.
4. The regulated activity must be conducted in compliance with the plans as approved (a copy of which plans are attached hereto as Appendix "A"), all applicable standards, laws, rules and regulations.
5. Failure to comply with the conditions of any approval issued by DEP shall be a violation of the Watershed Regulations.
6. Any alteration or modification of the SWPPP must be approved by DEP prior to implementation.
7. A copy of the approved plans and this Determination should be maintained for record at the construction site.

8. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated.

Note: Final stabilization is defined in the "New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-15-002" (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 mulches or geotextiles) have been employed.

9. At the completion of the Project, the Applicant is required to submit as-built drawings to DEP for all stormwater management, runoff reduction, and water quality facilities.
10. The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP and attached hereto as Appendix A.
11. This Determination 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 Determination must be submitted to the DEP no less than 180 days prior to the expiration. Following expiration of the approval Determination, the SWPPP may be resubmitted to DEP for consideration as a new approval.
12. DEP shall be provided access to the Project site during the construction phase for monitoring and inspection purposes.
13. This Determination and all conditions provided herein are binding on the Owner of the Property where the facility is to be located. Any references to the "Applicant" in this Determination or in any conditions provided herein shall be deemed to refer to the Owner of such Property.
14. If the Owner sells or otherwise transfers title of the Property before all construction planned for the Property as set forth in the SWPPP is completed and/or before the site is stabilized, the Owner shall require the new owner ("Buyer") to comply with the SWPPP approved by the New York City Department of Environmental Protection on including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the Owner shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for the Property with the following provisions:
  - (1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she/they shall install and maintain any and all erosion controls and stormwater management facilities on the Property in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.

- (2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of Windham Mountain Adventure Center.
- (3) Buyer's obligation to install and maintain 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 Buyer's heirs, successors, and assigns.
- (4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the Property, 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

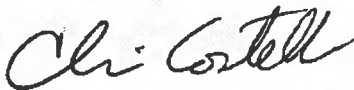
Prior to conveying title to the Property, the Seller shall submit to the New York City Department of Environmental Protection a proposed deed containing the real covenants and restrictions.

This approval constitutes an acceptance and approval by 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 DEP 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 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.

Date: March 18, 2025

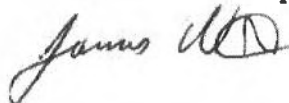
Windham Mountain Adventure Center  
South St, Town of Windham Greene  
95.06-1-3  
Schoharie Reservoir  
2024-SC-0593-SP.1

Determination made by:



Chris Costello, PE  
Supervisor  
Kingston Project Review

Recommended for approval by:



James Watkins  
Associate Project Manager  
Kingston Project Review

## APPENDIX A

The following documents were prepared by Kaaterskill Associates for Windham Mountain Adventure Center:

1. Stormwater Pollution Prevention Plan for Windham Mountain Club – Adventure Center prepared by Kaaterskill Associates and dated October 11, 2024, last revised March 7, 2025, as follows:

| Sheet | Description                   | Dated    | Last Revised |
|-------|-------------------------------|----------|--------------|
| C0.00 | Cover Page                    | 10/11/24 | 3/7/25       |
| C0.01 | Adjoining Parcels Map         | 10/11/24 | 3/7/25       |
| C1.00 | Existing Conditions - Overall | 10/11/24 | 3/7/25       |
| C1.01 | Existing Conditions Area 1    | 10/11/24 | 3/7/25       |
| C1.02 | Existing Conditions Area 2    | 10/11/24 | 3/7/25       |
| C1.03 | Demolition Plan               | 10/11/24 | 3/7/25       |
| C2.00 | Proposed Conditions - Overall | 10/11/24 | 3/7/25       |
| C2.01 | Proposed Conditions – Area 1  | 10/11/24 | 3/7/25       |
| C2.02 | Proposed Conditions – Area 2  | 10/11/24 | 3/7/25       |
| L0.00 | General Notes                 | 10/11/24 | 3/7/25       |
| L1.00 | Landscape Site Plan - Overall | 10/11/24 | 3/7/25       |
| L1.01 | Landscape Site Plan – Area A  | 10/11/24 | 3/7/25       |
| L1.02 | Landscape Site Plan – Area B  | 10/11/24 | 3/7/25       |
| L1.03 | Landscape Site Plan – Area C  | 10/11/24 | 3/7/25       |
| L1.04 | Landscape Site Plan – Area D  | 10/11/24 | 3/7/25       |
| L1.05 | Planting Schedule             | 10/11/24 | 3/7/25       |
| L2.00 | Lighting Plan Overall         | 10/11/24 | 3/7/25       |
| L2.01 | Lighting Plan – Area A        | 10/11/24 | 3/7/25       |
| L2.02 | Lighting Plan – Area B        | 10/11/24 | 3/7/25       |
| L2.03 | Lighting Plan – Area C        | 10/11/24 | 3/7/25       |
| L2.04 | Lighting Plan – Area D        | 10/11/24 | 3/7/25       |
| L3.00 | Utility Plan – Overall        | 10/11/24 | 3/7/25       |
| L3.01 | Utility Plan – Area 1         | 10/11/24 | 3/7/25       |
| L3.02 | Utility Plan – Area 2         | 10/11/24 | 3/7/25       |
| C4.00 | Stormwater Plan – Overall     | 10/11/24 | 3/7/25       |
| C4.01 | Stormwater Plan – Area 1      | 10/11/24 | 3/7/25       |
| C4.02 | Stormwater Plan – Area 2      | 10/11/24 | 3/7/25       |
| C5.00 | Existing Drainage Areas       | 10/11/24 | 3/7/25       |
| C6.00 | Proposed Drainage Areas       | 10/11/24 | 3/7/25       |

\*Continued next page

| <b>Sheet</b> | <b>Description</b>                   | <b>Dated</b> | <b>Last Revised</b> |
|--------------|--------------------------------------|--------------|---------------------|
| C7.00        | Sequencing Plan                      | 10/11/24     | 3/7/25              |
| C8.00        | Erosion Control Plan – Overall       | 10/11/24     | 3/7/25              |
| C8.01        | Erosion Control Plan – Area 1        | 10/11/24     | 3/7/25              |
| C8.02        | Erosion Control Plan – Area 2        | 10/11/24     | 3/7/25              |
| C9.01        | Road Plan and Profile                | 10/11/24     | 3/7/25              |
| C9.02        | Truck Turning Plan                   | 10/11/24     | 3/7/25              |
| C10.01       | Sewer Plan and Profile 1 & 3         | 10/11/24     | 3/7/25              |
| C10.02       | Sewer Plan and Profile 2             | 10/11/24     | 3/7/25              |
| C10.03       | Sewer Plan and Profile 2             | 10/11/24     | 3/7/25              |
| C11.01       | Water Plan and Profile 1 & 2         | 10/11/24     | 3/7/25              |
| C11.02       | Water Plan and Profile 3             | 10/11/24     | 3/7/25              |
| L11.03       | Snowmaking Water Plan and Profile    | 10/11/24     | 3/7/25              |
| L11.04       | Snowmaking Water Plan and Profile    | 10/11/24     | 3/7/25              |
| C12.01       | Site Details                         | 10/11/24     | 3/7/25              |
| L12.02       | Site Details                         | 10/11/24     | 3/7/25              |
| L3.00        | Landscape Details                    | 10/11/24     | 3/7/25              |
| L3.01        | Landscape Details                    | 10/11/24     | 3/7/25              |
| L3.02        | Landscape Details                    | 10/11/24     | 3/7/25              |
| L3.03        | Landscape Details                    | 10/11/24     | 3/7/25              |
| C13.01       | Stormwater Details                   | 10/11/24     | 3/7/25              |
| C13.02       | Stormwater Details                   | 10/11/24     | 3/7/25              |
| C13.03       | Stormwater Details                   | 10/11/24     | 3/7/25              |
| C14.01       | Utility Details                      | 10/11/24     | 3/7/25              |
| C14.02       | Utility Details                      | 10/11/24     | 3/7/25              |
| C15.01       | Erosion and Sediment Control Details | 10/11/24     | 3/7/25              |
| C15.02       | Erosion and Sediment Control Details | 10/11/24     | 3/7/25              |

**KAATERSKILL ESTIMATE  
CONSTRUCTION PHASE ENGINEERING  
SERVICES**





# Kaaterskill Associates

Surveyors, Architects and Engineers

PO Box 1020 Cairo, NY 12413 Phone (518) 622-9667 Fax (518) 622-9047  
[www.keacng.com](http://www.keacng.com) • [contactus@keacng.com](mailto:contactus@keacng.com)

August 15, 2025

Re: CWC/Construction Phase Engineering Services  
Windham Mountain Club – Adventure Center  
KA # 325823.04

Dear Racheal,

The Construction Phase Engineering Services for Windham Mountain Club – Adventure Center are estimated to be \$ 46,600.00. This includes weekly SWPPP inspections, stormwater Inspections, stormwater meetings W/ DEP, stakeout of stormwater Practices, final signoffs and As-Builts.

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

Sincerely,  
**Kaaterskill Associates**

Scott Ouimet, P.E.  
Senior Civil Engineer

## **RYAN MARTIN ESTIMATE**



## RYAN MARTIN

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

### Windham adventure center

#### Site General Conditions

|                                      |          |
|--------------------------------------|----------|
| Mobilization/Demobilization Flat Fee |          |
| Site General Conditions Total        | \$15,000 |

#### Site Demo

|                           |          |
|---------------------------|----------|
| Remove salt shed          | \$29,500 |
| Existing Driveway Removal | \$10,000 |
| Site Demo Total           | \$39,500 |

#### Erosion Control

|                       |           |
|-----------------------|-----------|
| Silt Fence            | \$160,649 |
| Concrete Washout      | \$10,000  |
| Erosion Control Total | \$170,649 |

#### Earthwork

|                              |              |
|------------------------------|--------------|
| Clearing                     | \$16,500.00  |
| Bulk Cuts and Fills          | \$572,014    |
| Gravel Parking Area          | \$0          |
| Stone Dust Path              | \$0          |
| Trenching for Electric Lines | \$35,000     |
| Earthwork Total              | \$623,514.00 |

#### Asphalt Paving Sub Base

|                                  |           |
|----------------------------------|-----------|
| Fine Grade and Sub Base          | \$157,519 |
| Asphalt Paving Road 1-1 & Road 2 | \$427,645 |
| Asphalt Paving Sub Base Total    | \$585,164 |

#### Water & Sewer Line Utilities

|                                                 |           |
|-------------------------------------------------|-----------|
| Sanitary Sewer Piping w/ Trenching and Backfill | \$129,900 |
| Sanitary MH's                                   | \$67,300  |
| Water System Piping w/ Trenching and Backfill   | \$157,500 |
| Water & Sewer Line Total                        | \$354,700 |

#### Storm Water Piping & Management

|                                             |           |
|---------------------------------------------|-----------|
| Bio Retention Ponds/Pretreatment            | \$200,180 |
| Plunge Pools                                | \$17,500  |
| Rip Rap/Flare Ends                          | \$15,000  |
| Level Spreader/Channels                     | \$30,000  |
| Underground Infiltration System             | \$250,000 |
| Catch Basins                                | \$228,200 |
| Storm Water MH's                            | \$18,200  |
| Culverts                                    | \$132,000 |
| Top Soil Stripping, Importing and Spreading | \$43,000  |
| Bio Retention Ponds plants                  | \$30,000  |
| Storm Water Piping Total                    | \$964,080 |

Total \$2,752,607

## Bioretention Ponds/Pretreatment

| Equipment            | Qty  | Units        | Rate     | Amount        |
|----------------------|------|--------------|----------|---------------|
| Bio Retention        | 2350 | Per Sq Ft    | \$ 50.00 | \$ 117,500.00 |
| -                    |      | -            | \$ -     | \$ -          |
| Pre-Treatment        | 866  | Per Sq Ft    | \$ 30.00 | \$ 25,980.00  |
| Storm Water Planters | 680  | Per Sq Ft    | \$ 65.00 | \$ 44,200.00  |
| gravel diaphragm     | 250  | Per liner ft | \$ 50.00 | \$ 12,500.00  |
| -                    |      | -            | \$ -     | \$ -          |
| -                    |      | -            | \$ -     | \$ -          |
| -                    |      | -            | \$ -     | \$ -          |
| -                    |      | -            | \$ -     | \$ -          |
| -                    |      | -            | \$ -     | \$ -          |
| -                    |      | -            | \$ -     | \$ -          |
| -                    |      | -            | \$ -     | \$ -          |
| -                    |      | TOTAL        |          | \$ 200,180.00 |

## Plunge Pools

| Equipment   | Qty | Units    | Rate        | Amount       |
|-------------|-----|----------|-------------|--------------|
| Plunge Pool | 10  | per pool | \$ 1,000.00 | \$ 10,000.00 |
| Check Dams  | 75  | per dam  | \$ 100.00   | \$ 7,500.00  |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | -        | \$ -        | \$ -         |
| -           |     | TOTAL    |             | \$ 17,500.00 |

### Rip rap/Flared ends

|                    | Qty | Units           | Rate     | Amount       |
|--------------------|-----|-----------------|----------|--------------|
| Rip Rap Flare Ends | 200 | Per Linear Foot | \$ 75.00 | \$ 15,000.00 |
| -                  | -   | -               | \$ -     | \$ -         |
|                    |     |                 | TOTAL    | \$ 15,000.00 |

## Bio Retention Plants

|                      | Qty | Units | Rate         | Amount       |
|----------------------|-----|-------|--------------|--------------|
| Bio Retention Plants | 1   | 0     | \$ 30,000.00 | \$ 30,000.00 |
| -                    |     | -     |              |              |
|                      |     |       | TOTAL        | \$ 30,000.00 |

## Level Spreader/Channels



| Equipment         | Qty | Units   | Rate        | Amount       |
|-------------------|-----|---------|-------------|--------------|
| -                 |     | -       | \$ -        | \$ -         |
| -                 |     | -       | \$ -        | \$ -         |
| -                 |     | -       | \$ -        | \$ -         |
| SMH 48x9' coated  | 1   | Per SMH | \$ 4,700.00 | \$ 4,700.00  |
| SMH 48x10' coated | 1   | Per SMH | \$ 5,000.00 | \$ 5,000.00  |
| SMH 48x8' coated  | 1   | Per SMH | \$ 4,400.00 | \$ 4,400.00  |
| SMH 48x7' coated  | 1   | Per SMH | \$ 4,100.00 | \$ 4,100.00  |
| -                 |     | -       | \$ -        | \$ -         |
| -                 |     | -       | \$ -        | \$ -         |
| -                 |     | -       | \$ -        | \$ -         |
| -                 |     | -       | \$ -        | \$ -         |
| -                 |     | -       | \$ -        | \$ -         |
| -                 |     | -       | TOTAL       | \$ 18,200.00 |

### Culverts

| Equipment               | Qty  | Units           | Rate     | Amount        |
|-------------------------|------|-----------------|----------|---------------|
| 12in culvert pipe 0-5ft | 1740 | Per Linear Foot | \$ 40.00 | \$ 69,600.00  |
| 18in culvert pipe 0-5ft | 560  | Per Linear Foot | \$ 55.00 | \$ 30,800.00  |
| 24in culvert pipe 0-5ft | 380  | Per Linear Foot | \$ 70.00 | \$ 26,600.00  |
| 6in culvert             | 200  | per liner ft    | \$ 25.00 | \$ 5,000.00   |
| -                       |      | -               | \$ -     | \$ -          |
| -                       |      | -               | \$ -     | \$ -          |
| -                       |      | -               | \$ -     | \$ -          |
| -                       |      | -               | \$ -     | \$ -          |
| -                       |      | -               | \$ -     | \$ -          |
| -                       |      | -               | TOTAL    | \$ 132,000.00 |

### Strip and Stockpile Top Soil

| Equipment    | Qty   | Units | Rate    | Amount       |
|--------------|-------|-------|---------|--------------|
| -            |       | -     | \$ -    | \$ -         |
| fine grading | 43000 | Sq Ft | \$ 1.00 | \$ 43,000.00 |
| -            |       | -     | \$ -    | \$ -         |
| -            |       | -     | \$ -    | \$ -         |
| -            |       | -     | \$ -    | \$ -         |
| -            |       | -     | \$ -    | \$ -         |
| -            |       | -     | \$ -    | \$ -         |
| -            |       | -     | TOTAL   | \$ 43,000.00 |

### Sanitary Sewer Piping w/ Trenching and Backfill

| Equipment               | Qty  | Units           | Rate        | Amount        |
|-------------------------|------|-----------------|-------------|---------------|
| 2 in force main         | 1040 | Per Linear foot | \$ 40.00    | \$ 41,600.00  |
| 8 in sdr35 6-9 ft depth | 1100 | Per linear foot | \$ 72.00    | \$ 79,200.00  |
| 4in sdr35 6-10 ft depth | 140  | Per Linear Foot | \$ 40.00    | \$ 5,600.00   |
| force main parts        | 2    |                 | \$ 1,000.00 | \$ 2,000.00   |
| -                       |      |                 |             | \$ -          |
| -                       |      |                 |             | \$ -          |
| -                       |      |                 |             | \$ -          |
| 4 in clean out          | 5    | per clen out    | \$ 200.00   | \$ 1,000.00   |
| 8x8x4 TY                | 5    | Per fitting     | \$ 100.00   | \$ 500.00     |
| -                       |      | -               | \$ -        | \$ -          |
| -                       |      | -               |             |               |
| TOTAL                   |      |                 |             | \$ 129,900.00 |

### Sanitary MH's

| Equipment             |   | Units   | Rate         | Amount       |
|-----------------------|---|---------|--------------|--------------|
| 1000 GAL grease trap  | 1 |         | \$ 8,000.00  | \$ 8,000.00  |
| SMH 48x7' coated      | 5 | Per SMH | \$ 4,100.00  | \$ 20,500.00 |
| SMH 48x8' coated      | 2 | Per SMH | \$ 4,400.00  | \$ 8,800.00  |
| SMH 48x10' coated     | 2 | Per SMH | \$ 5,000.00  | \$ 10,000.00 |
| -                     | 1 |         | \$ 5,000.00  | \$ 5,000.00  |
| 1500 GAL pump chamber | 1 |         | \$ 15,000.00 | \$ 15,000.00 |
| -                     |   |         |              |              |
| -                     |   |         |              |              |
| -                     |   | -       | \$ -         |              |
| -                     |   | -       | \$ -         |              |
| -                     |   | -       |              |              |
| TOTAL                 |   |         |              | \$ 67,300.00 |

### Water System Piping w/ Trenching and Backfill

| Equipment                   | Qty  | Units           | Rate        | Amount        |
|-----------------------------|------|-----------------|-------------|---------------|
| snow making/ 6in water line | 2000 | Per Linear Foot | \$ 60.00    | \$ 120,000.00 |
| Water Service Line          | 1000 | Per Linear Foot | \$ 30.00    | \$ 30,000.00  |
| Water Complete Service      | 5    | Per Service     | \$ 1,500.00 | \$ 7,500.00   |
| -                           |      | -               | \$ -        | \$ -          |
| -                           |      | -               | \$ -        | \$ -          |
| -                           |      | -               | \$ -        | \$ -          |
| -                           |      | -               | \$ -        | \$ -          |
| -                           |      | -               | \$ -        | \$ -          |
| -                           |      | -               | \$ -        | \$ -          |
| -                           |      | -               | \$ -        | \$ -          |
| -                           |      | -               | \$ -        | \$ -          |
| TOTAL                       |      |                 |             | \$ 157,500.00 |

### Fine Grading and Sub Base

| Equipment    | Qty   | Units    | Rate      | Amount        |
|--------------|-------|----------|-----------|---------------|
| fine grading | 68775 | Sq Ft    | \$ 1.00   | \$ 68,775.00  |
| Item 4       | 833   | Per Ton  | \$ 18.00  | \$ 14,994.00  |
| 2 stone      | 2250  | Per Ton  | \$ 23.00  | \$ 51,750.00  |
| road fabric  | 40    | per roll | \$ 550.00 | \$ 22,000.00  |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | -        | \$ -      | \$ -          |
| -            | -     | TOTAL    |           | \$ 157,519.00 |

## Asphalt Pavement

| Equipment                | Qty   | Units           | Rate        | Amount        |
|--------------------------|-------|-----------------|-------------|---------------|
| Asphalt road section one | 15000 | Per Sq Ft       | \$ 4.50     | \$ 67,500.00  |
| concrete curb            | 3535  | Per Linear foot | \$ 35.00    | \$ 123,725.00 |
| parking area             | 53755 | per sq ft       | \$ 4.00     | \$ 215,020.00 |
| parking/ road signs      | 31    | per sign        | \$ 400.00   | \$ 12,400.00  |
| striping                 | 1     | 0               | \$ 9,000.00 | \$ 9,000.00   |
| -                        | -     | -               | \$ -        | \$ -          |
| -                        | -     | -               | \$ -        | \$ -          |
| -                        | -     | -               | \$ -        | \$ -          |
| -                        | -     | -               | \$ -        | \$ -          |
| -                        | -     | -               | \$ -        | \$ -          |
| -                        | -     | -               | \$ -        | \$ -          |
| -                        | -     | -               | \$ -        | \$ -          |
| -                        | -     | TOTAL           |             | \$ 427,645.00 |



## Clearing

[illegible]

Bulk cuts and Fills & Export excess fill-figure haul on site somewhere

| Equipment              | Qty    | Units    | Rate     | Amount        |
|------------------------|--------|----------|----------|---------------|
| Cut                    | 8,163  | Cu Yd    | \$ 10.00 | \$ 81,630.00  |
| Fill                   | 8,979  | Cu Yd    | \$ 10.00 | \$ 89,790.00  |
| import structural fill | 4400   | per yard | \$ 20.00 | \$ 88,000.00  |
| fine grading           | 312594 | Sq Ft    | \$ 1.00  | \$ 312,594.00 |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | \$ -     | \$ -          |
| -                      | -      | -        | TOTAL    | \$ 572,014.00 |

## Trenching for Electric Lines

| Equipment               | Qty  | Units           | Rate     | Amount       |
|-------------------------|------|-----------------|----------|--------------|
| Electric Line-Primary   | 1000 | Per Linear Foot | \$ 20.00 | \$ 20,000.00 |
| Electric Line-Secondary | 1000 | Per Linear Foot | \$ 15.00 | \$ 15,000.00 |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | -               | \$ -     | \$ -         |
| -                       | -    | TOTAL           |          | \$ 35,000.00 |

## Silt Fence

| Equipment                  | Qty    | Units           | Rate      | Amount        |
|----------------------------|--------|-----------------|-----------|---------------|
| Silt Fence                 | 4000   | Per Linear Foot | \$ 5.00   | \$ 20,000.00  |
| Hay and Seed               | 312594 | Per Sq Ft       | \$ 0.25   | \$ 78,148.50  |
| man hole /inlet protection | 90     | per inlet       | \$ 100.00 | \$ 9,000.00   |
| orange fence               | 3500   | Per liner ft    | \$ 5.00   | \$ 17,500.00  |
| import screened topsoil    | 800    | Cu Yd           | \$ 45.00  | \$ 36,000.00  |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | \$ -      | \$ -          |
|                            |        | -               | TOTAL     | \$ 160,648.50 |

## Concrete Washout

| Equipment        | Qty | Units   | Rate        | Amount       |
|------------------|-----|---------|-------------|--------------|
| Concrete Washout | 10  | Per Pit | \$ 1,000.00 | \$ 10,000.00 |
| -                |     | -       | \$ -        | \$ -         |
| -                |     | -       | \$ -        | \$ -         |
| -                |     | -       | \$ -        | \$ -         |
| -                |     | -       | \$ -        | \$ -         |
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| -                |     | -       | \$ -        | \$ -         |
| -                |     | -       | \$ -        | \$ -         |
| -                |     | -       | \$ -        | \$ -         |
|                  |     | TOTAL   |             | \$ 10,000.00 |



Mobilization/demobilization

15,000 Flat Fee

**KAATERSKILL SPREADSHEET**  
**ACTUAL COSTS, PAID INVOICES, PAYMENT**  
**RECEIPTS**



August 15, 2025

Re: CWC/Base Mapping  
Windham Mountain Club – Adventure Center  
KA # 325823.04

Dear Racheal,

Windham Mountain Club – Adventure Center is Kaaterskill Associates project 325823.04. Prior to starting work on the Adventure Center design, we were hired to complete topographic base mapping for Windham Mountain Club under project 325823.02. All of the topographic mapping was completed by Golden Aerial Survey for the majority of Windham Mountain Clubs holdings of 1,252 acres with Aerial topo control established by Kaaterskill Associates. The Adventure Center property is 48.43 acres or 3.868% of the total area surveyed. The total cost of the topographic survey was \$87,093.5 as shown on Invoice 325823.02-01, 02, 03, and 05. \$3,368.78 is 3.868% of the total cost, representing the cost associated with the base mapping for the Adventure Center Project. Invoice 325823.02-04 included the wetland delineation and surveying associated with the Windham Mountain Club Homes parcel and is not applicable to the Adventure Center.

|                  |                |                                            |
|------------------|----------------|--------------------------------------------|
| 325823.02-01     | 1222.50        | Aerial Topo Control                        |
| 325823.02-02     | 3899.11        | Aerial Topo Control                        |
| 325823.02-03     | 12296.89       | Aerial Topo Control and Aerial Topo Flight |
| 325823.02-04     | 0.00           | Wetland Location for WMC-Homes             |
| 325823.02-05     | 69675.00       | Aerial Topo Mapping                        |
| Total            | 87093.50       |                                            |
| Adventure Center | <b>3368.78</b> | 3.868% of the area surveyed                |

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

Sincerely,  
**Kaaterskill Associates**

Scott Ouimet, P.E.  
Serior Civil Engineer

| Invoice Date | Invoice Number | Invoice Amount     | Amount Eligible for Reimbursement (50%) |
|--------------|----------------|--------------------|-----------------------------------------|
| 11/30/2023   | 325823.04R-01  | \$3,698.46         | \$1,849.23                              |
| 12/31/2023   | 325823.04R-02  | \$67.50            | \$33.75                                 |
| 1/31/2024    | 325823.04R-03  | \$4,827.34         | \$2,413.67                              |
| 2/29/2024    | 325823.04R-04  | \$1,488.75         | \$744.38                                |
| 3/31/2024    | 325823.04R-05  | \$1,068.75         | \$534.38                                |
| 5/31/2024    | 325823.04R-06  | \$547.50           | \$273.75                                |
| 6/30/2024    | 325823.04R-07  | \$2,064.03         | \$1,032.02                              |
| 7/31/2024    | 325823.04R-08  | \$3,280.00         | \$1,640.00                              |
| 9/31/2024    | 325823.04R-09  | \$4,328.75         | \$2,164.38                              |
| 10/31/2024   | 325823.04R-10  | \$10,700.00        | \$5,350.00                              |
| 11/30/2024   | 325823.04R-11  | \$1,140.00         | \$570.00                                |
| 12/31/2024   | 325823.04R-12  | \$7,815.68         | \$3,907.84                              |
| 1/31/2025    | 325823.04R-13  | \$4,160.35         | \$2,080.18                              |
| 3/31/2025    | 325823.04R-14  | \$4,803.00         | \$2,401.50                              |
|              |                | <b>\$49,990.11</b> | <b>\$24,995.06</b>                      |

| Payment Date | Payment Amount     | Payment Method |
|--------------|--------------------|----------------|
| 1/3/2024     | \$3,698.46         | EFT/Wire       |
| 1/16/2024    | \$67.50            | EFT/Wire       |
| 2/14/2024    | \$4,827.34         | EFT/Wire       |
| 4/3/2024     | \$1,488.75         | EFT/Wire       |
| 5/19/2025    | \$1,068.75         | EFT/Wire       |
| 6/23/2024    | \$547.50           | EFT/Wire       |
| 7/30/2024    | \$2,064.03         | EFT/Wire       |
| 9/3/2024     | \$3,280.00         | EFT/Wire       |
| 10/30/2024   | \$4,328.75         | EFT/Wire       |
| 12/2/2024    | \$10,700.00        | EFT/Wire       |
| 12/16/2024   | \$1,140.00         | EFT/Wire       |
| 1/27/2025    | \$7,815.68         | EFT/Wire       |
| 3/4/2025     | \$4,160.35         | EFT/Wire       |
| 7/8/2025     | \$4,649.12         | EFT/Wire       |
| 7/18/2025    | \$153.88           | EFT/Wire       |
|              | <b>\$49,990.11</b> |                |

| Invoice Date                   | Invoice Number | Invoice Amount     | Amount Eligible for Reimbursement (50%) |
|--------------------------------|----------------|--------------------|-----------------------------------------|
| 3/30/2023                      | 325823.02-01   | \$1,222.50         |                                         |
| 4/30/2023                      | 325823.02-02   | \$3,899.11         |                                         |
| 5/31/2023                      | 325823.02-03   | \$12,296.89        |                                         |
| 10/16/2023                     | 325823.02-05   | \$69,675.00        |                                         |
|                                |                | <b>\$87,093.50</b> |                                         |
| <b>3.868% OF AREA SURVEYED</b> |                | <b>\$3,368.78</b>  | <b>\$1,684.39</b>                       |

| Payment Date | Payment Amount     | Payment Method |
|--------------|--------------------|----------------|
| 4/5/2023     | \$1,222.50         | Check          |
| 7/6/2023     | \$3,899.11         | Check          |
| 6/13/2023    | \$12,296.89        | Check          |
| 12/14/2023   | \$69,675.00        | EFT/Wire       |
|              | <b>\$87,093.50</b> |                |

| Invoice Date                   | Invoice Number | Invoice Amount    | Amount Eligible for Reimbursement (50%) |
|--------------------------------|----------------|-------------------|-----------------------------------------|
| 3/30/2023                      | 325823.02-01   | \$1,222.50        |                                         |
| 4/30/2023                      | 325823.02-02   | \$3,899.11        |                                         |
| 5/31/2023                      | 325823.02-03   | \$12,296.89       |                                         |
| 10/16/2023                     | 325823.02-05   | \$69,675.00       |                                         |
|                                |                | \$87,093.50       |                                         |
| <b>3.868% OF AREA SURVEYED</b> |                | <b>\$6,311.67</b> |                                         |
| 6/30/2023                      | 325823.02-04   | \$3,528.40        |                                         |
| <b>TOTAL</b>                   |                | <b>\$9,840.07</b> | <b>\$4,920.03</b>                       |

| Payment Date | Payment Amount     | Payment Method |
|--------------|--------------------|----------------|
| 4/5/2023     | \$1,222.50         | Check          |
| 7/6/2023     | \$3,899.11         | Check          |
| 6/13/2023    | \$12,296.89        | Check          |
| 12/14/2023   | \$69,675.00        | EFT/Wire       |
|              |                    |                |
|              |                    |                |
| 7/26/2023    | \$3,528.40         | Check          |
|              | <b>\$90,621.90</b> |                |



**Windham Mountain Partners, LLC (Adventure Center)****Program:** FSW**Address:** 344 South Street Windham, NY**Engineer:** Katterskill Engineers**Contractor:** Ryan Martin**Tax Parcel ID:** 95.06-1-3**Project Description:**

On March 18, 2024 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Windham Mountain Partners LLC located in Windham, NY. 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 expanding the current Mountain Adventure Park with recreational activities including a kids camp, art barn, playgrounds, hiking trails, pool and hot tub area, splash pad, and multiple tennis & sports courts. Stormwater controls on the site include all erosion & sediment controls, plunge pools, level spreaders, catch basins, culverts, stormwater planters, multiple bio retention basins, and underground infiltration chambers.

Windham Mountain Partners LLC submitted an application on August 11, 2025. Engineering and construction costs with a CWC added 15% contingency totaled One Million Four Hundred Nineteen Thousand Eight Hundred Ninety-One Dollars and Seven Cents (\$1,419,891.07). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54). Funding for this project will be from the future stormwater program as the applicant is considered a large business.

| <b>COST BREAKOUT</b>      |                       |
|---------------------------|-----------------------|
| Design:                   | \$ 53,358.89          |
| Construction:             | \$1,181,329           |
| Total:                    | \$ 1,234,687.89       |
| 15% Contingency:          | \$185,203.18          |
| <b>TOTAL:</b>             | <b>\$1,419,891.07</b> |
| <b>50% Election</b>       | <b>\$709,945.54</b>   |
| <b>PROGRAM ALLOCATION</b> |                       |
| FSW Funding               | \$709,945.54          |
| MOA-145 Funding           | \$0                   |

The CWC recommends reimbursement of up to Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54) from the Future Stormwater Program to Windham Mountain Partners 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 \$709,945.54**

**RESOLUTION NO. 5865**

**CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION**  
**PROPERTY PROTECTION MEASURES FEASIBILITY STUDY**  
**ERICA SCHUMACHER – 8 CONINE ROAD, PRATTSVILLE**

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

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

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

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

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

**WHEREAS**, the Town of Prattsville accepted a local flood analysis 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**, Erica Schumacher submitted an application to CWC for funding of a feasibility study for flood mitigation of a structure at 8 Conine Road, in the Town of Prattsville 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 Erica Schumacher’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 Town of Prattsville.

**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 Erica Schumacher in an amount not to exceed Five Thousand Dollars (\$5,000.00) through CWC's Feasibility Studies Consultant.

*From committee meeting minutes:*

**Property Owner:** Erica Schumacher

**Contact Person:** Erica Schumacher

**Address:** 8 Conine Rd., Prattsville, NY 12468, Greene County

**LFA Recommendation:** Yes

**Project Category:** Property Protection

**Phase:** Feasibility Study

**Project Description:** Erica Schumacher is applying for Feasibility Study funding of \$5,000 to investigate potential Property Protection Measures for her home located in the 100-year floodplain at the intersection of the Batavia Kill and the Schoharie Creek. According to the Applicant, the property's basement was substantially filled by flood waters in 2011. Evidence of this was observed by CWC staff in the form of a high watermark ghosting on the interior foundation walls. The basement currently contains the home's oil tank and heating system.

Being the first of its relative kind, the 2013 Prattsville LFA did not have the foresight that more recent LFAs do and does not clearly delineate the bounds of its study area. With this in mind, Erica Schumacher's property is not explicitly shown in the 2013 LFA, as it is located just south of its loosely defined borders. However, GIS mapping provided by the DEP shows what the agency considers the affected and eligible area for LFA recommendations, which the DEP has confirmed that 8 Conine Rd. is in fact in the agency's interpretation of study area. Therefore, the CWC finds this property eligible for possible Property Protection Measures, akin to the those listed in the LFA, on the southern end on Main St.

**Recommend funding a Property Protection Feasibility Study not to exceed \$5,000.00**

**RESOLUTION NO. 5866**

**INFORMATION TECHNOLOGY AND NETWORKING CONSULTANT**

**2026 RENEWAL AGREEMENT AND ADDITIONAL SERVICES**

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

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

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

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

**WHEREAS**, on December 3, 2019, by Resolution Number 3663, the CWC Board of Directors recommended entering into an agreement with IITS Networks Automation Group in an amount not to exceed Eighteen Thousand Six Hundred Dollars (\$18,600.00) for information technology and networking consultant as described in the November 6, 2019, request for proposals, for a period of one year; and

**WHEREAS**, on January 5, 2021, by Resolution 3977, the CWC Board of Directors authorized an agreement for calendar year 2021 with IITS Networks Automation Group is for an updated annual cost of not to exceed Twenty Thousand Five Hundred Twenty Dollars (\$20,520.00); and

**WHEREAS**, on January 4, 2022, by Resolution 4294, the CWC Board of Directors authorized an agreement for calendar year 2022 in the amount not to exceed Twenty-Two Thousand Dollars (\$22,000.00), inclusive of out-of-scope services.

**WHEREAS**, on December 6, 2022, by Resolution 4628, the CWC Board of Directors authorized an agreement for calendar year 2023 in the amount not to exceed Twenty-Two Thousand Dollars (\$24,000.00), inclusive of out-of-scope services.

**WHEREAS**, on January 6, 2024, by Resolution 5145, the CWC Board of Directors authorized an agreement for calendar year 2024 in the amount not to exceed Thirty Thousand Six Hundred Forty-Two Dollars (\$30,642.00), inclusive of out-of-scope services.

**WHEREAS**, on December 3, 2024, by Resolution 5557, the CWC Board of Directors authorized an agreement for calendar year 2025 in the amount not to exceed Thirty-Three Thousand Four Hundred Seventy-Four Dollars (\$33,474.00), inclusive of out-of-scope services; and

**WHEREAS**, in 2025, CWC replaced computers for staff requiring additional IITS services and CWC also requested IITS to be physically present at CWC offices several times a month to resolve any computer or network issues; and

**WHEREAS**, for the remainder of 2025 and 2026, IITS has proposed an on-site support fee of \$150.00 per hour, estimated at 10 hours per month, and a monthly maintenance and support fee of \$3,547.00 per month; and

**WHEREAS**, CWC staff recommend a fifteen month contract commencing October 1, 2025 and ending on December 31, 2026, in an amount not to exceed Seventy-Five Thousand Seven Hundred Five Dollars (\$75,705.00).

**NOW THEREFORE BE IT RESOLVED**, that the CWC Board of Directors authorize the President and/or Executive Director to enter into an agreement with IITS Networks Automation Group in the amount not to exceed Seventy-Five Thousand Seven Hundred Five Dollars (\$75,705.00) for a term of fifteen months for information technology and networking consulting support.

October 7, 2025

**RESOLUTION NO. 5867**

**REQUESTING THAT DEC RESUME DISCUSSIONS WITH THE WEST OF HUDSON  
STAKEHOLDERS BEFORE A DRAFT WATER WITHDRAWAL PERMIT IS  
RELEASED FOR PUBLIC COMMENT**

**WHEREAS**, the Catskill Watershed Corporation (CWC) is a not-for-profit local development corporation and a signatory to the 1997 New York City Watershed Memorandum of Agreement (Watershed MOA); and

**WHEREAS**, the Watershed MOA, Paragraph 85, established that as a condition of the New York City Land Acquisition Permit, NYCDEP must also fund Watershed Protection and Partnership Programs; and

**WHEREAS**, the Watershed Protection and Partnership Programs are a benefit to water quality and to local watershed communities; and

**WHEREAS**, the 2010 Water Supply Permit issued by New York State Department of Conservation (NYSDEC) authorizes the New York City Watershed Land Acquisition Program through December 2025; and

**WHEREAS**, pursuant to Environmental Conservation Law section 15-1503(4), NYSDEC determined as part of the 2010 Water Supply Permit that the Watershed Protection and Partnership Programs, including Catskill Watershed Corporation (CWC) programs, Watershed Agricultural Council, and the Stream Management Program “will foster cooperation with persons affected the land acquisition program and assure the LAP is just and equitable to all affected municipalities for their inhabitants and in particular with regard to their present and future needs for sources of water supply;” and

**WHEREAS**, in the 2010 Water Supply Permit, NYSDEC required that pursuant to Environmental Conservation Law section 15-1503(4) NYCDEP fund CWC programs, the Watershed Agricultural Council, and the Stream Management Program (collectively Watershed Protection and Partnership Programs); and

**WHEREAS**, on September 5, 2025, NYCDEP officials informed CWC that it filed an application for a Water Withdrawal Permit and had also submitted a draft permit to NYSDEC for consideration; and

**WHEREAS**, NYCDEP has declined to share the draft and through counsel has indicated that it will only commit to continued funding for the watershed programs if required by the next FAD (Filtration Avoidance Determination); and

**WHEREAS**, both the refusal to negotiate the terms of the permit and commit to funding programs for the duration of the permit are inconsistent with past practice, the partnership between the watershed communities and the spirit if not the letter of the 1997 MOA; and

**WHEREAS**, release of a draft permit that has not been reviewed or agreed to by the local Watershed stakeholders, including CWC and the Coalition of Watershed Towns and is likely to result in unnecessary acrimony; and

**WHEREAS**, on September 15, 2025, the Executive Committee of the Coalition of Watershed Towns passed a resolution urging DEC Commissioner Lefton to delay releasing a draft permit for public comment until the parties can complete the negotiations to ensure that *inter alia* funding is continued for the Watershed Protection and Partnership Programs

**NOW THEREFORE BE IT RESOLVED**, that the CWC Board of Directors urges DEC Commissioner Lefton to delay releasing a draft permit for public comment until the parties can complete the negotiations to insure that *inter alia* funding is continued for the Watershed Protection and Partnership Programs.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that a copy this resolution be sent to all member towns of CWC, the Director of Region 2 of the United States Environmental Protection Agency, the Commissioner of the New York State Department of Environmental Conservation, the Commissioner of the New York State Department of Health, the Watershed Inspector General's Office of the New York State Attorney General, and the Commissioner of the New York City Department of Environmental Protection.

**Executive Committee**

**SULLIVAN COUNTY:**

Ric Coombe – **Chairman**  
Neversink Councilman

Scott Grey – Alternate  
Neversink Councilman

**GREENE COUNTY:**

David Kukle – **Vice Chairman**  
Hunter Councilman

Steve Walker  
Windham Councilman

Greg Cross – Alternate  
Prattsville Supervisor

Greg Kroyer – Alternate  
Jewett Supervisor

**DELAWARE COUNTY:**

Wayland (Bud) Gladstone –  
**Treasurer**  
Andes Supervisor

Edward H. Snow, Sr  
Village of Walton

Glen Faulkner  
Middletown Supervisor

Ritchie Gabriel – Alternate  
Andes Councilman

Will Outsen – Alternate  
Meredith Councilman

Jeff Gearhart – Alternate  
Delhi Mayor

**SCHOHARIE COUNTY:**

William Federice  
Conesville Supervisor

Lester Parker – Alternate  
Gilboa Councilman

**ULSTER COUNTY:**

David Edinger  
Olive Councilman

Greg Vurckio  
Denning Councilman

Mary Ann Van Benschoten –  
Alternate  
Marbletown Councilwoman

Peter DiSclafani – Alternate  
Shandaken Supervisor

**Coalition of Watershed Towns**

c/o Town of Neversink

PO Box 307

273 Main Street

Grahamsville, NY 12740

Phone: 845-985-2401 Fax: 845-985-7686

coalitionofwatershedtowns.org (website)

[watershedtowns@gmail.com](mailto:watershedtowns@gmail.com)

September 18, 2025

**Via Email and Regular Mail**

Hon. Amanda Lefton

Commissioner

New York State Department of Environmental Conservation

625 Broadway

Albany, NY 12233

Re: New York City Water Withdrawal Permit Application

Dear Commissioner Lefton;

The Coalition of Watershed Towns (Coalition) is writing to urge you to place a pause on the processing of the application submitted by the New York City Department of Environmental Protection (NYCDEP) for a new Water Withdrawal Permit (WWP or WSP ) to allow it to continue to purchase land in the New York City Watershed. A pause is necessary to preserve the partnership that has developed in the nearly 30 years since the signing of the historic 1997 New York City Memorandum of Agreement (MOA).

The Coalition is forced to make this request because after three years of productive negotiations among watershed stakeholders concerning the next iteration of NYCDEP's Land Acquisition Program and continued support of the Watershed Protection and Partnership Programs, on June 13, 2025, NYCDEP unilaterally and without warning halted all further negotiations and discussions regarding the WWP and any associated side agreement addressing other watershed funding needs. Since then, we have learned that NYCDEP has submitted a proposed draft permit for NYSDEC's review, but refuses to share that with us or other stakeholders and may not do so until the draft permit is released for formal public comment. That position is completely contrary to the process that led to the MOA and the previous WSPs . Keeping the watershed communities in the dark breeds distrust and anger and is anathema to the partnership that has been lauded nationally and internationally as a model of watershed protection.



## The Previous Permits

The 1997 MOA was a remarkably successful and ambitious resolution of years of acrimony and litigation between the watershed communities and NYCDEP. The original plan by NYCDEP to avoid the filtration requirements of the Safe Drinking Water Act's Surface Water Treatment Rule was to impose draconian regulations on the watershed, undertake a land acquisition program that could utilize eminent domain and had no provision to mitigate the impacts of the regulations or land acquisition and no investment to resolve existing threats to water quality.

The MOA recalibrated NYCDEP's original proposal in a manner that garnered the watershed communities support which permitted the U.S. Environmental Protection Agency and New York State Department of Health to issue a Filtration Avoidance Determination (FAD). The MOA consisted of three primary elements: (1) a more focused Land Acquisition Program (LAP) that prohibited the use of eminent domain, required parcels to meet certain criteria to demonstrate a nexus to water quality protection and mechanisms for towns and villages to protect population centers with areas to grow (MOA Article II); (2) carefully negotiated watershed regulations that would protect water quality while not destroying the ability of the towns and villages to continue to develop in an environmentally sustainable manner (MOA Article III); and (3) Watershed Protection and Partnership Programs that would mitigate the costs and impacts of the regulations and LAP and would invest in local infrastructure (MOA Article V). All three primary elements were inextricably linked and the watershed communities committed to supporting the program with the assurances set forth in Special Condition 25 of the 1997 Water Supply Permit that NYCDEP must continue funding the specified Article V programs for the duration of the permit.

In 2007, NYSDOH issued a new FAD which required NYCDEP to commit an additional \$241 million for more land acquisition, almost doubling the amount committed in the MOA and 1997 FAD. Extensive negotiations among the MOA parties ensued which resulted in the 2010 Water Supply Permit that contained substantial changes to the LAP to protect the interests of the watershed communities and assured that the LAP was even more focused on water quality benefits than the 1997 permit. Importantly, the 2010 permit noted the interrelationship of the LAP, watershed regulations and the partnership programs to meet the statutory requirements of ECL §§15-1503(2) and 15-1503(4). Special Condition 2 (Scope) provided in part:

The City's LAP, the City's Watershed Regulations, and the other programs and conditions contained in the Watershed MOA, when implemented in conjunction with one another, are intended to protect water quality while allowing existing development to continue and future growth to occur in a manner that is consistent with the existing community character and planning goals of each of the watershed communities.

Continuing the practice from the 1997 Water Supply Permit, Special Condition 25 of the 2010 Permit required the continued funding of the Watershed Protection and Partnership Programs and found:

a. Pursuant to Section 15-1503(4) of the Environmental Conservation Law, in addition to the foregoing conditions, NYSDEC has determined that the implementation by the City of the following programs, originally established by the 1997 Watershed MOA, incorporated as conditions in the 1997, 2002 and 2007 FADs and made a condition of the 1997 Water Supply Permit, as well as those programs identified below will foster cooperation with persons affected by the land acquisition program and assure the LAP is just and equitable to all affected municipalities and their inhabitants and in particular with regard to their present and future needs for sources of water supply.

### 2025 Permit Application

As noted above, in contrast to the previous permits, neither the Coalition nor the other stakeholders have seen the draft permit submitted by NYCDEP. We have been told that the draft is consistent with the elements negotiated so far, including no further acquisitions in Priority Areas 3 and 4 except for flood buy-outs, Watershed Agricultural Easements and Watershed Forest Easements, land swaps and some form of a Collaborative Streamside Acquisition Program. However, the details of implementation are important and not necessarily easily transferrable from the 2010 permit. Most importantly, NYCDEP has indicated that it will only commit to the continued funding of the Watershed Protection and Partnership Programs to the extent that they are required as part of the next FAD expected to be issued in 2027. The continued funding of those programs is critically important to the watershed communities as it reflects the previously recognized need to mitigate the impacts of the City's watershed program and to invest in water quality protection measures. Never before has the City's obligation to fund those programs been reliant upon their requirement in the FAD. As long as the City's watershed regulations are in effect, regulations that impose significant and unique burdens on the watershed communities and as long as the City is empowered to acquire interests in land, those programs must be continued.

It is also important to recognize that this may be the last Water Withdrawal Permit needed by the City. In that case we must pay close attention to those elements of the permit that will continue to be effective after permit termination, a list that will need to be expanded beyond that included in Special Condition 3 of the 2010 permit.

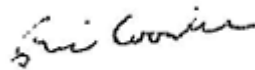
### Conclusion

The Coalition is committed to working with NYCDEP, NYSDEC and the other stakeholders to bring this process to a quick conclusion. NYCDEP may have become frustrated as the negotiations were getting bogged down in the details, but the Coalition had made progress through side discussions to move

the process forward. It was unfortunate that the City decided to unilaterally end the discussions. Significant harm could occur if a draft permit is issued that does not reflect the expectations of the Coalition. That NYCDEP continues to refuse to share the draft is disheartening. We would appreciate it if you would share the draft with us and renew the discussions. We have lost time but we can bring this forward. It may invariably result in a lapse of the permit by the end of this year, but NYCDEP has halted new negotiations on acquisitions since last Fall and a short lapse of the permit with the expectation that a new one will be issued in the first quarter of 2026 will not cause any harm.

Thank you for your consideration of this request and we look forward to working with you to continue this invaluable watershed partnership.

Respectfully,



Ric Coombe  
Chairman, Coalition of Watershed Towns

Cc:

Hon. R. Aggarwala (NYCDEP)  
Hon. J. McDonald (NYSDOH)  
Hon. Senator M. Hinchey (District 41)  
Hon. Senator P. Oberaker (District 51)  
Hon. Assemblyman B. Maher (District 101)  
Hon. Assemblyman J. Angelino (District 121)  
Hon. Assemblywoman S. Shrestha (District 103)  
Hon. Assemblyman C. Tague (District 102)  
P. Palmer (NYSDOH)  
M. Martucci (EPA Reg 2)  
P. Rush (NYCDEP)  
S. Williams (NYCDEP)  
J. Merwin (CWC)  
T. Snow (NYSDEC)  
E. Goldstein, (NRDC)  
J. Senterman (CCCD)  
M. Dulong (Riverkeeper)

October 7, 2025

**RESOLUTION NO. 5868**

**BOARD APPROVAL OF WORKFORCE DEVELOPMENT PROGRAM RULES**

**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**, as a condition of the **Filtration Avoidance Determination**, New York City Department of Environmental Protection (NYCDEP) has agreed to fund the CWC Public Education Program, which now includes a Workforce Development Program to enhance the workforce capacity within the Watershed region by providing grant funding to equip individuals with the knowledge, skills, training, certifications, professional licenses, and technical expertise to pursue and obtain a wide range of jobs and careers in and in support of the WOH Watershed.; and

**WHEREAS**, on August 27, 2025, the **CWC Board of Directors agreed to serve as program manager of such a program** to be referred to as the CWC Workforce Development Program (the "Program") and a Program Agreement with the City was approved; and

**NOW, THEREFORE BE IT RESOLVED**, that the CWC Board of Directors adopts the attached Workforce Development Program Rules (Attachment A), as per the Public Education Committee's recommendation.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, that the Workforce Development Program Rules may be amended from time to time by the CWC Board of Directors, in consultation with NYCDEP.

**WORKFORCE DEVELOPMENT  
PROGRAM RULES  
(ARTICLE 4)**

Catskill Watershed Corporation  
669 County Highway 38  
Arkville, NY 12406

(845) 586-1400

**Approved by the Board of Directors**

**x, 2025**

**Equal Opportunity Employer**

CWC recognizes the importance of the Watershed to the City and the critical role of the Watershed communities in stewarding the Watershed, the importance of diversity and aquatic life in the Watershed and the importance of maintaining and preserving water quality in the Watershed. The CWC recognizes that increased awareness of the historical and present importance of the Watershed and the City's water supply through public education programs will assist in meeting these goals.

**Chapter 4:01 Workforce Development Program**

**4:01:01 Definitions**

Words used in this article mean:

- 1) "CWC": the Catskill Watershed Corporation;
- 2) "WFD Program": the Workforce Development Program.
- 3) "WOH" or "WOH Watershed": the New York City West of Hudson Watershed.
- 4) "Board" or "CWC Board": the Board of Directors of the CWC;
- 5) "DEP": the New York City Department of Environmental Protection;
- 6) "Applicant": an organization or entity that submits a proposal for funding to CWC for the proposed implementation of a workforce development project;
- 7) "MOA": the New York City Watershed Memorandum of Agreement.
- 8) "Agreement": the Public Education III Agreement between the New York City Department of Environmental Protection and the Catskill Watershed Corporation dated 8/27/2025.
- 9) "Eligible Project": a Workforce Development Project that meets the eligibility requirements.
- 10) "Program Funds": any New York City funds and any earnings thereon remitted to CWC hereunder for the purposes of carrying out the WFD Program in accordance with the terms of the Agreement.
- 11) "Program Participant": an eligible Applicant whose Eligible Project has been approved and has entered into a Program Participation Agreement with CWC in accordance with the terms and provisions of these Program Rules and the Agreement.
- 12) "Program Participant Agreement": a written agreement between CWC and the Program Participant governing the terms and procedures for awarding a grant to fund the Eligible Project.
- 13) "Program Rules": the written program rules governing the WFD Program, developed and modified by CWC in consultation with DEP.
- 14) "Project Contract": a contract entered into between a Program Participant and a Project Contractor for implementation of an Eligible Project in accordance with the terms and provisions of these Program Rules and the Agreement.
- 15) "Project Contractor": a contractor who has entered into an agreement with the Program Participant and performed work on an approved Eligible Project in accordance with the terms and provisions of these Program Rules and the Agreement.
- 16) "Unallocated": the amount of Program Funds provided to CWC that have not been allocated by CWC to an Eligible Project as of the date of the Reconciliation Statement (as defined in the Agreement).
- 17) "Workforce Development Project": a project that is intended to provide individuals with the knowledge, skills, training, certifications, professional licenses, and technical expertise to pursue and obtain a wide range of jobs in the WOH Watershed.
- 18) "Competitive Grant Program": the structure of WFD Program funding whereby multiple Applicants apply for a limited pool of money and selections are made based on the eligibility and comparative strength and merit of their written applications.

**4:01:02 Purpose and Scope**

The CWC Workforce Development Program is designed to enhance the workforce capacity within the WOH Watershed region by providing grant funding to equip individuals with the knowledge, skills, training, certifications, professional licenses, and technical expertise to pursue and obtain a wide range of jobs and careers in and in support of the WOH Watershed.

By fostering a well-trained and adaptable workforce, the program aims to support the economic vitality of the region, ensuring that businesses and industries can thrive while maintaining a commitment to environmental stewardship.

**4:01:03 Program Objectives**

The CWC encourages applications that seek to meet the following outcomes and address the specific challenges of workforce development in the WOH Watershed, such as:

- Training and skill development in sectors with identified current and future job opportunities within the WOH Watershed economy;
- Educating and training local residents to perform important jobs related to Watershed protection, including partnership programs;
- Facilitating practical, hands-on experience through paid apprenticeships or internships;
- Funding training programs to bridge skill gaps and promote career advancement;
- Initiatives that provide enabling services, such as childcare, transportation, housing assistance, and financial counseling, to help individuals overcome barriers to development and employment;
- Access to broadband and technology to enable digital literacy and skills training;
- Training and employment-related opportunities for individuals with disabilities;
- Hard- and soft-skill training to help individuals who are neither in school nor working to reconnect with career opportunities; and
- Providing skills and pathways to prepare youth (ages 13-30) for long-term success and the future of work in an AI/automation-driven WOH Watershed economy.

**4:01:04 Competitive Grant Program**

The Board shall evaluate written project applications for participation in the WFD Program, and in the Board's sole discretion, select projects to fund based on consideration of the eligibility criteria and priorities set forth below.

There shall be two application cycles for competitive grants each program year. Applications must be received by 3 p.m. the first Friday of February (Cycle 1) and received by 3 p.m. the first Friday of June (Cycle 2) and are open to all eligible activities and audiences as listed in section 4:01:07.

The CWC staff, in consultation with DEP, shall provide copies of recommended written grant applications to the Public Education Committee at least ten days before the Committee reviews the



projects to recommend to the Board for approval. CWC staff shall also provide any written evaluation comments received from DEP.

The Board shall select for funding only those projects it has evaluated and determined to be Eligible Workforce Development Projects pursuant to section 4:01:07 and the criteria listed in section 4:01:08. Once approved and the 15-day period pursuant to MOA Paragraph 107 has passed without objection, CWC shall enter written Program Participation Agreements with approved Applicants to implement selected workforce development projects and programs.

**4:01:05 Distribution of Unallocated Funds**

Program Funds that have not been allocated by CWC to an Eligible Project at the close of the application/award cycle 1 shall be carried forward to the next application/award cycle (cycle 2) of the current program year.

Unallocated funds remaining at the close of the program year shall be carried forward and be available for award during the next program year.

**4:01:06 Size and Type of Awards**

The Competitive Grant Program will be open to qualified institutions as delineated in 4:01:07. No Program Participant Agreement shall be for less than \$500.00. The Board may award less than the amount requested in the application. In determining award amounts for each Applicant, the Board shall consider the availability of funds, the proposed project, an Applicant's ability to carry out the proposed activity within 12 months of an executed Program Participant Agreement, including the ability to obtain matching funds (if applicable).

**4:01:07 Eligible Applicants**

To be eligible for funding awards under this program all Applicants must meet one of the following criteria or partner with a qualified institution:

1. Public, private or charter schools (grades K-12), a college or university, Board of Cooperative Education Services, a vocational or trade schools.
2. Not-for-profit corporations.
3. Public entities including municipalities, towns, villages, hamlets, counties, special-purpose districts (e.g., libraries, water, soil and water, or sewer districts) and other subdivisions of state or local government.
4. Private incorporated employers.

**4:01:08 Eligibility Criteria for Funding**

Applicants' project goals must clearly articulate how the proposed project will provide WOH residents or employers with the knowledge, skills, training, certifications, professional licenses, and technical expertise to pursue and obtain a wide range of jobs and careers in the WOH Watershed.

- A. Workforce Development Projects may include, but are not limited to, the following:
  - apprenticeships, internships, mentorships;
  - career development projects or events;
  - collaborations with existing workforce development entities, program or initiatives;
  - professional development trainings, seminars, courses required for licenses or accreditations, or workshops; or
  - the purchase of supplies, technology or small equipment costing less than \$50,000 in Program Funds provided that such purchases are directly related to a workforce development or career development project, program or initiative.
- B. Projects ineligible for funding include:
  - scholarships (not including eligible trainings, seminars, courses, workshops),
  - tuition costs for longer-term schooling or continuing education that leads to a degree,
  - the purchase of equipment or machinery costing more than \$50,000 in Program Funds,
  - the purchase of real property, or
  - the construction or installation of permanent buildings or structures.

**4:01:09 Evaluation Criteria for Funding**

Program and project design should ensure that resources are used efficiently and that the program or project is repeatable over the short or long term. In determining whether to select a project for funding, the CWC Board must address these criteria:

- A. The CWC may only enter into Program Participant Agreement to expend workforce development program funds with Eligible Applicants as defined in section 4:01:07.
- B. The proposed workforce development project must meet the eligibility criteria as defined in section 4:01:08.
- C. Proposed programs must comply with all applicable federal, state, and local laws and regulations and adhere to all applicable non-discrimination laws and ensure equal access to services for all eligible individuals.

When making a decision on an application, the Board may, in addition, examine the following factors :

- (a) Audience and number of individuals reached;
- (b) Amount of grant requested;

**Workforce Development Program Rules  
Article 4**

- (c) Specific workforce development needs within target communities (supported by data or community assessments);
- (d) Anticipated accomplishment of program goals and effect on target audience, community, area, and WOH Watershed;
- (e) The amount of the Applicant's contribution to the project.
- (f) Applicant's record of compliance in this and other CWC programs.
- (g) Applicant's track record and prior ability to perform similar or related work.

**4:01:10 Program Restrictions**

Grant funds from the Program may be used in the WOH Watershed region with the following restrictions:

- 1) All advertising, including print and electronic, and work products shall include a logo or tag line identifying it as paid with CWC Workforce Development Grant.
- 2) Workforce Development Funds shall not be used to pay for capital costs of constructing stationary facilities or acquiring any interests in real property.
- 3) Workforce Development Funds may only be used to pay costs pursuant to written agreements, reasonable and necessary fees and expenses of any consultants engaged by CWC to assist in fulfilling its duties and responsibilities and CWC's reasonable administrative costs to manage the WDP.
- 6.) CWC shall also not use Workforce Development Funds to pay any costs that have been or will be paid for with funds provided under any other City-funded program.

**4:01:11 Application Requirements for Competitive Funding**

Each Applicant shall submit a complete application, budget and supporting documentation to be reviewed by CWC no later than the due date.

CWC and DEP staff shall internally review and then put forward recommended applications and supporting documentation, including budget, to the Public Education Committee for review. If recommended by the Public Education Committee, CWC staff shall submit applications to the CWC Board for their review and action.

Application forms shall be provided by the CWC and must be completed and signed before an application is presented to the Public Education Committee.

The following information is required for all grant applications:

- 1.) Applicant's name and address;
- 2.) Descriptions of entity applying for grant (i.e. type of organization);
- 3.) Contact people, address, and telephone number;

- 4.) A narrative project plan which contains information regarding the Applicant's proposal and a detailed plan for how they will evaluate the effectiveness of their program in achieving its goals (specific metrics and data collection methods);
- 5.) Tax identification number;
- 6.) Name of project partner (if applicable);
- 7.) Total amount of funding requested with a detailed budget outlining how grant funds will be used and a clear justification for each expense;
- 8.) Documentation of non-profit status (if applicable);
- 9.) Letters of commitment from all collaborating agencies and/or matching funding sources (if applicable);
- 10.) Municipalities shall provide an authorizing resolution in support of the grant application;
- 11.) Approximate start-up date, and the date by which the proposed project will be complete; and
- 12.) Any other additional information as may be requested by CWC and/or Board in order to assist in grant award process;

#### **4:01:12 Board Action On Applications**

For each application put forward to them, the Board shall either approve the application as submitted, approve as recommended, approve the application with modification, table for more information, or disapprove the application.

An Applicant who believes that their application under the WFD Program was wrongly denied may request a review of the disputed application(s) by the CWC Board of Directors. The Applicant shall submit such request for appeal in writing to the President of the CWC, by certified mail, return receipt requested, within 30 days of the Applicant's receipt of denial letter. In the request for appeal, the Applicant shall identify the reason for the appeal. The CWC Board shall act upon written request no later than the next regularly scheduled CWC Board meeting that occurs at least fifteen (15) days after CWC's receipt of the completed written request for appeal.

The decision of the CWC Board of Directors after appeal is not subject to further review or revision by CWC.

#### **4:01:13 Grantee Reporting Requirements**

Each entity that is awarded a WFD Program grant is required to file a report with the CWC describing the manner in which the funds were expended, in accordance with the requirements of the Reconciliation Statement (as defined by the Agreement), at the completion of the project or within 12 months of the grant, whichever milestone occurs first.

The report shall be in a form prescribed by the CWC staff. The report must contain any applicable information relative to the measured success of the program.

Failure to submit a completed Final Report 30 days prior to the grant Program Participant Agreement's termination date may render the Applicant ineligible to apply for further CWC funding and/or may result in a return of grant funds in cases of misuse, failure to meet agreed-upon goals, or non-compliance with program rules.

**4:01:14 Method of Payment**

Approved Applicants shall submit payment requests only on forms provided by CWC staff.

**4:01:15 Administrative Functions**

The CWC staff shall process grant applications, coordinate with DEP on the evaluation of each project, forward recommended grant applications to the CWC Public Education Committee and Board, prepare and negotiate agreements, and engage in any other functions necessary to expedite and assist the Board in the performance of its duties.

Notwithstanding any assurance, guarantee, communication, or representation made to the contrary, there is no commitment of the CWC without specific authorization by the Board. Only the Board may make an award from the Workforce Development Funds to an Applicant.

**4:01:16 Grant Requirements**

All successful Applicants must execute a CWC Workforce Development Program Participant Agreement prior to receipt of Workforce Development funds. Applicants who have been awarded funds must submit a resolution(s) by any appropriate body (e.g., boards of directors of non-profit organizations) demonstrating authority of the individual executing the Program Participant Agreement to contract on behalf of the organization/entity, and authorization to participate and perform the activities specified in the approved grant application, prior to receipt of Workforce Development Program funds.

CWC must receive an executed Program Participant Agreement no later than 90 days after the date the application was approved by the CWC Board. If the Program Participant Agreement is not received by such date, grant approval will be deemed withdrawn. The Applicant may reapply for funding in the next round.

October 7, 2025

**RESOLUTION NO. 5869**

**APPROVAL OF ROBERT KEHOE AND YVETTE BLAIN**

**T/A DELAWARE BUSINESS SYSTEMS INC.**

**RELEASE OF LIFE INSURANCE**

**WHEREAS**, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest 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 5757, the CWC Board of Directors approved an application by Robert A Kehoe and Yvette M. Blain applied for a Three Hundred Forty Thousand Dollar (\$340,000) loan for a term of fifteen (15) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the one hundred and eightieth (180<sup>th</sup>) payment date, for the business purchase including all current contracts, equipment and soft costs for their business located at 89 Main Street, Delhi, NY; and

**WHEREAS**, a further condition of such loan is that Robert A Kehoe and Yvette M. Blain 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 Yvette M. Blain not be required to obtain the required life insurance as outlined in the Letter of Commitment dated June 3, 2025 as the premium quote on a term life insurance policy is higher than for a borrower of a like age and of good health and there is a co-borrower that could continue to operate the business in the event the key person should expire as outlined in CFF Program Rules section 1:03:23 Life Insurance ; and

**WHEREAS**, the loan to Robert A Kehoe and Yvette M. Blain 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 Yvette M. Blain for the loan to Robert A Kehoe and Yvette M. Blain.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, the CWC staff is authorized and directed to process the loan to Robert A Kehoe and Yvette M. Blain without the life insurance requirement for Yvette M. Blain.

October 7, 2025

**RESOLUTION NO. 5870**

**APPROVAL OF SHERBOIS PROPERTIES, LLC.**

**BUSINESS LOAN**

**WHEREAS**, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest 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**, Sherbois Properties LLC. has applied for a One Million Five Hundred Thousand Dollar (\$1,500,000) loan for a term of twenty (20) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240<sup>th</sup>) payment date, for the purchase of the real property located at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY and soft costs; and

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

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

**WHEREAS**, the CWC Loan Committee has recommended approval of the CWC Loan application from Sherbois Properties, LLC., waiving the participating lender requirement and loan maturity; 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 Sherbois Properties, LLC.'s application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000) loan for a term of twenty (20) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240<sup>th</sup>) payment date, and further waives the requirement of a participating lender pursuant to CFF Program Rule § 1:05:02 participating lender and CFF Program Rule § 1:05:06 loan maturity.

**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 Sherbois Properties, LLC.**

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to Sherbois Properties, LLC. located in the Village of Tannersville, 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 at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY, to be purchased by Sherbois Properties, LLC., is presently in compliance with all applicable environmental statutes and regulations.
2. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY, to be purchased by Sherbois Properties, LLC., 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) Sherbois Properties, LLC., located at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY, will operate as a Distillery
  - (ii) The project is located in the Town of Bovina.
  - (iii) The project will utilize a municipal sewer 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 Kortright.
  - (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.

Catskill Watershed Corporation  
Loan Committee Report  
September 11, 2025

**Borrower:** **Sherbois Properties LLC**  
<https://www.isolationproof.com/>  
REDI-Loan Request: \$1,500,000  
Rate: 4.75 % (5 year adjustable)  
Term: 20 years (6 months int. only)  
CWC Monthly Payment: \$9,842.70  
Other Monthly Payment: \$2,050.82  
Total Monthly Payments: \$11,893.51  
Type: Distillery  
County: Delaware  
Town: Bovina  
Tax Map No.: 174.3-3-21; 174.3-3-22; 174.-1-22 & 174.3-2-9

**Uses of Funds**

|                      | <b>CWC</b>         | <b>Private Loan</b> | <b>Equity</b>    | <b>Total</b>       |
|----------------------|--------------------|---------------------|------------------|--------------------|
| Real Estate Purchase | \$1,485,000        | \$415,000           | \$400,000        | \$2,300,000        |
| Soft Costs           | \$15,000           | \$10,000            | \$ 0             | \$ 25,000          |
| <b>TOTAL</b>         | <b>\$1,500,000</b> | <b>\$425,000</b>    | <b>\$400,000</b> | <b>\$2,325,000</b> |

**Debt Service Coverage/Cash Flow/Classification**

|                                          |             |
|------------------------------------------|-------------|
| Actual 2024 DSC                          | 1.25:1      |
| Proforma DSC Yr. 1                       | 3.26:1      |
| Breakeven @ 61.75% of Proforma Yr. 1 DSC | 1.00:1      |
| Collateral Coverage                      | 1.23:1      |
| Net Worth Rating                         | +           |
| Repayment Classification                 | a           |
| Loan Classification                      | <b>IA+a</b> |

**Security:**

- First position on real property located at 1815-1825 Main Street & 50 & 64 Creamery Road, Bovina Center, NY  
Tax Map # 174.3-3-21; 174.3-3-22; 174.-1-22 & 174.3-2-9
- First position on furniture, fixtures, equipment and accounts receivable
- Personal Guarantee of Jacob Sherry
- Cross Guarantee of Bovina Spirits, LLC
- Collateral Assignment of Life Insurance in the full amount of the loan on Jacob Sherry
- Assignment of Rents & Leases

## **I. STATEMENT OF PURPOSE**

The purpose of this request is to secure \$1,500,000 in financing to purchase 1815-1825 Main Street as well as 50 & 64 Creamery Road, Bovina Center, NY to relocate the business, Bovina Spirits LLC, which is currently located in Kortright. This expansion will bring the business back to its home base and allow for expansion and growth.

## **II. DESCRIPTION OF BUSINESS**

Bovina Spirits LLC was originally incorporated in 2018 as a multi-member LLC by Jacob Sherry and Samuel Blackman. What began as a night and weekend project became a full-fledged business in 2020, when Jacob and his family moved to Bovina full-time to make the Distillery a full-time operation. In April of 2020 Jacob finished the company's original gin named Isolation Proof and started selling in May of 2020. In October of 2021 Jacob bought out his partner Sam and became the Sole Owner of Bovina Spirits, LLC. In August of 2022, with a loan from CWC the operation expanded to a larger location, 55911 State Highway 10, Kortright, NY

It is the applicant's belief that Isolation Proof is unique as a distillery because they focus on distilling high quality, small batch gins as where other distilleries use clear spirits as a steppingstone to make brown spirits such as whiskey, rye and rum. Every batch is currently distilled in their barn in Bovina, NY using spring fed water from their property. Additionally, over 80% of the ingredients used come from New York State. In addition to the original gin distilled they also make seasonal gins. The summer gin is distilled with rhubarb sourced locally and the winter gin is made using wild apples and pears which are picked within a 10-mile radius of the distillery.

While Bovina Spirits has operated exclusively as a wholesale business since 2020. With the purchase of the creamery, they plan to expand into direct-to-consumer experiences with the development of a tasting room, lodging, and event venue.

The dairy barn on the Creamery property will be restored and reimagined as an event venue for weddings, private parties, and gatherings. The goal is to preserve the beauty and authentic architecture of the barn while making it functional and welcoming for events. In addition to the barn itself, the property's outdoor acreage provides an extension of the event experience. The adjacent fields will serve dual purposes: parking areas that ease congestion within the town, and open spaces where guests can walk across the bridge to discover additional event settings. These fields will be enhanced with pollinator

gardens, mown pathways, and flexible open-air layouts for outdoor ceremonies, cocktail hours, and summer celebrations. One of the advantages of hosting events on-site is they can integrate Isolation Proof gin directly into the experience. By featuring cocktails and seasonal gin offerings at weddings and private events, they can create a unique touch and generate additional sales.

### **III. DESCRIPTION OF PROPERTY**

The historic Creamery property in Bovina Center, NY has 4 parcels totaling 57.67 acres. featuring a restored creamery building, a classic barn, a five-bedroom inn, a carriage house, a restaurant/storefront space, and Creekside acreage. The creamery's size, infrastructure, and central location make it perfectly suited for conversion into a full-scale craft distillery with an indoor-outdoor tasting room. The adjacent barn offers a rustic-chic event venue, capable of hosting weddings, private gatherings, and community events. The existing inn and carriage house will provide short-term rental opportunities, and the restaurant/storefront space offers a future opportunity to a farm-to-table dining experience that complements their brand. Situated in the heart of the Western Catskills, the property blends historic character, modern infrastructure, and prime location, the Creamery property offers the opportunity to unite production, hospitality, and events under one roof—creating a multifaceted business that can operate year-round.

**1815 Main Street** - Restaurant/Storefront 6,200 Square Feet (Lower Level: 2,244 sq/ft, First Floor: 2,244 sq/ft, Second Floor: 1,745 sq/ft)

- 2 plumbed half baths. Design began as a restaurant space with a lower-level lounge. Second level to feature shop space. Exterior renovation complete. Interior space is a blank canvas with heating and cooling onsite.

**1815 Main Street** - Carriage House Apartment 726 Square Feet

- 2 beds, 1 bath apartment resting on 2 garage bays. Apartment features vaulted ceilings, radiant floor heating, built-in cabinetry and pristine views.

**1825 Main Street** - Inn/B&B 2,120 Square Feet

- 5 beds, 5.5 bath. 5 ensuite bedrooms that performed as a successful Inn/B&B.

**50 & 64 Creamery Road** - The South side of Main Street - The Creamery, Barn, Carriage House & Outbuildings

**64 Creamery Road** - Dairy Processing/Manufacturing or Brewery/Distillery 5,745 Square Feet

- Equipment remains onsite and is included in the list price. A bridge has been added providing access to 44+ acre parcel and riverside walk.

**50 Creamery Road** - Renovated Dairy Barn, Carriage House & Outbuildings  
Functional milking barn with outbuildings for storage and expansion. Open pastures and scenic views.

In November 2024, Bovina, NY, voted to allow the sale of alcohol in restaurants, taverns, and retail package stores. Residents approved propositions allowing restaurants and taverns to obtain licenses for alcohol sales and approved the sale of packaged liquor and wine.

#### **IV. MANAGEMENT AND PERSONNEL**

**Jake Sherry (President and Founder)** - oversees strategy, brand direction, and long-term growth; Over the last seven years, Jacob has demonstrated his ability to successfully grow Isolation Proof into a thriving craft gin distillery.

**Charlie Cook (Production Manager)** - Manages all aspects of distillation, quality control, and production scaling.

**Alisha Neverson (Brand Ambassador)** - Represents the brand across tastings, events, and industry outreach.

In addition, they employ a part-time local team including:

**Don Warburton** - Supports sales across the Catskills as well as three part-time production assistants who help with bottling and day-to-day operations.

With the expansion into the Creamery property staffing will evolve to match the growth of production, hospitality, and events business. In 2026, they plan to hire a full-time Marketing and Events Director to oversee campaigns, tastings, and the new event space. They also expect to bring on one to two additional part-time employees to assist with production and the tasting room, as well as a part-time Property Manager to maintain the grounds and oversee the Airbnb rental.

**V. PROPOSED COLLATERAL**

- First position on real property located at 1815-1825 Main Street & 50 & 64 Creamery Road, Bovina Center, NY  
Tax Map # 174.3-3-21; 174.3-3-22; 174.-1-22 & 174.3-2-9
- First position on furniture, fixtures, equipment and accounts receivable
- Personal Guarantee of Jacob Sherry
- Cross Guarantee of Bovina Spirits, LLC
- Collateral Assignment of Life Insurance in the full amount of the loan on Jacob Sherry
- Assignment of Rents & Leases

**LOAN CLASSIFICATION: IA+a**

**VI. POSITIVE ATTRIBUTES**

- Positive cash flow
- Positive net worth of the Guarantor
- NYS encouraging craft brewery/distillery sector
- Applicant has a good standing relationship with CWC

**VII. CONTINGENCIES AND CONDITIONS PRECEDENT**

- Waive participating lender requirement rule 1:05:02
- Waive loan maturity rule 1:05:06
- Contingent on sale of 55911 State Highway 10, Kortright, NY

Catskill Watershed Corporation  
Loan Committee Report

**Borrower:**

**Sherbois Properties LLC**

<https://www.isolationproof.com/>

REDI-Loan Request: \$1,500,000  
Rate: 4.75 % (5 year adjustable)  
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**Uses of Funds**

|                      | <b>CWC</b>         | <b>Private Loan</b> | <b>Equity</b>    | <b>Total</b>       |
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| <b>TOTAL</b>         | <b>\$1,500,000</b> | <b>\$425,000</b>    | <b>\$400,000</b> | <b>\$2,325,000</b> |

**Debt Service Coverage/Cash Flow/Classification**

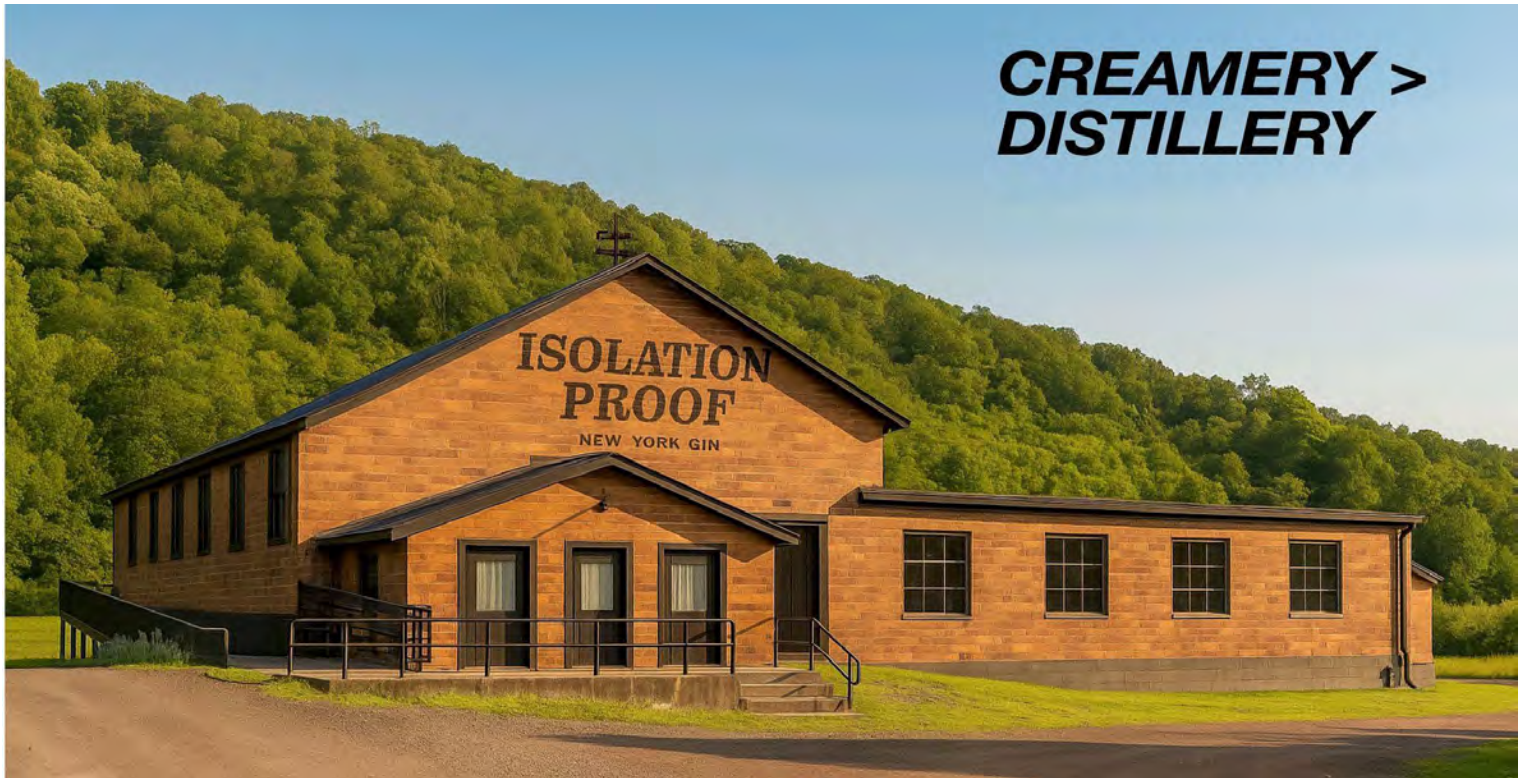
|                                          |             |
|------------------------------------------|-------------|
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| Proforma DSC Yr. 1                       | 3.26:1      |
| Breakeven @ 61.75% of Proforma Yr. 1 DSC | 1.00:1      |
| Collateral Coverage                      | 1.23:1      |
| Net Worth Rating                         | +           |
| Repayment Classification                 | a           |
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Listing provide by: <https://www.jewettandjewett.com/creamery>



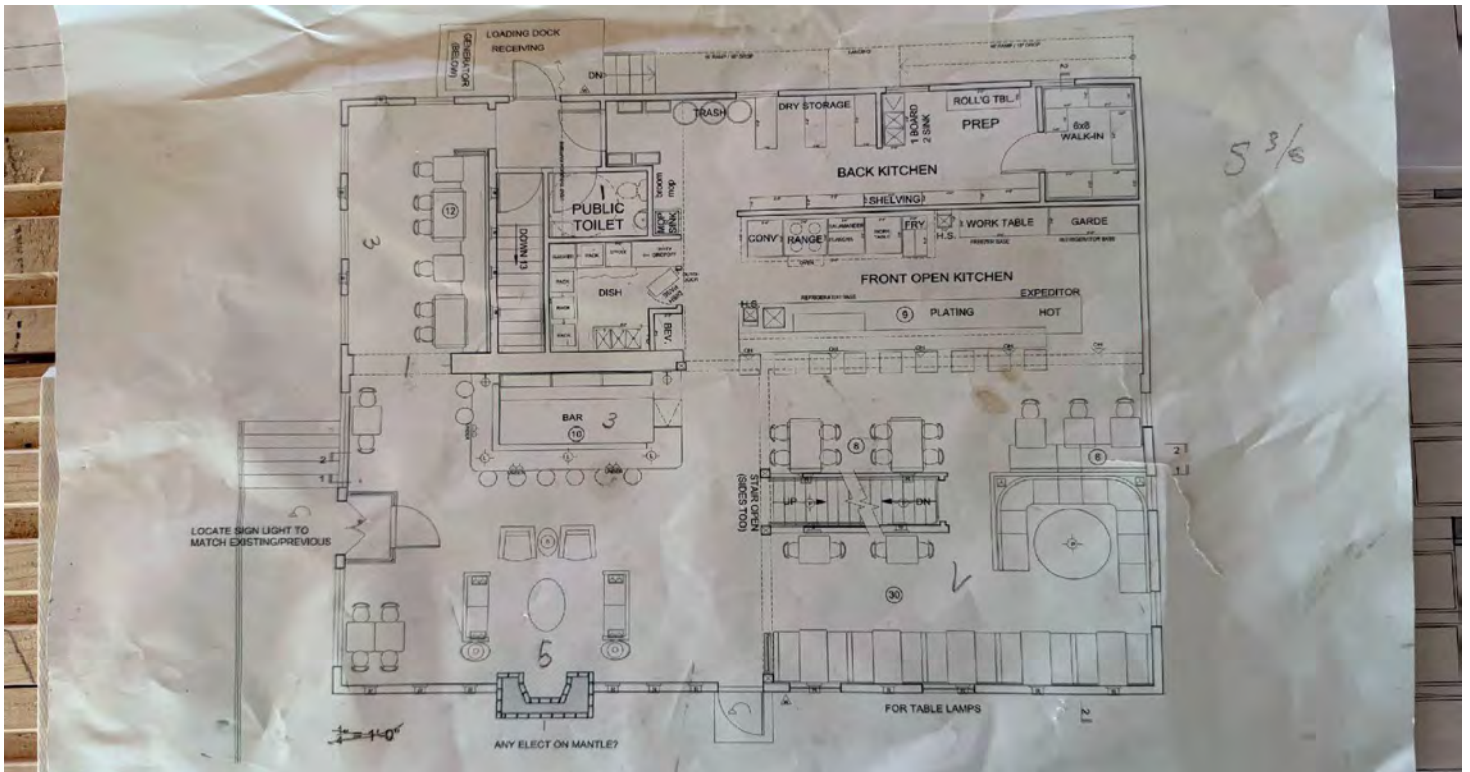












Underwriter: lk



October 7, 2025

**RESOLUTION NO. 5871**

**APPROVAL OF 1084 MAIN STREET ASSOCIATES 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**, by Resolution No. 5451, 1084 Main Street Associates LLC was approved for a Five Hundred Thousand Dollar (\$500,000) loan for a term of twenty (20) years, at a rate five and twenty-five hundredths percent (5.25%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240<sup>th</sup>) payment date, to renovate the real property known as 1084 Main Street, Fleischmanns NY, and for soft costs; and

**WHEREAS**, 1084 Main Street Associates LLC has applied for an additional Three Hundred Thousand Dollar (\$300,000) for a total of Eight Hundred Thousand Dollar (\$800,000) loan for a term of twenty (20) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240<sup>th</sup>) payment date, to renovate the real property known as 1084 Main Street, Fleischmanns NY, and for soft costs; and

**WHEREAS**, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for 1084 Main Street Associates LLC; and

**WHEREAS**, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for 1084 Main Street Associates LLC; and

**WHEREAS**, the CWC Loan Committee has recommended approval of the CWC Loan application from 1084 Main Street Associates 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 1084 Main Street Associates LLC's application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Eight Hundred Thousand Dollars (\$800,000) for a term of twenty (20) years, at a rate of four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240<sup>th</sup>) payment date and further waives the requirement of a participating lender pursuant to CFF Program Rule § 1:05:02 participating lender and CFF Program Rule § 1:05:06 loan maturity.

**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 1084 Main Street Associates LLC**

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to 1084 Main Street Associates LLC located in the Town of Middletown, Village of Fleischmanns, 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 at 1084 Main Street, Fleischmanns, NY, owned by 1084 Main Street Associates LLC, is presently in compliance with all applicable environmental statutes and regulations.
2. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1084 Main Street, Fleischmanns, NY, owned by 1084 Main Street Associates LLC, 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) 1084 Main Street Associates LLC, located at 1084 Main Street, Fleischmanns, NY, will lease space to Commercial Businesses.
  - (ii) The projects is located in the Town of Middletown, Village of Fleischmans
  - (iii) The projects will utilize a municipal sewer system
  - (iv) The projects appear to present no threat to water quality.
  - (v) The projects appear to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
  - (vi) Based on NYCDEP the projects are not in the 60 day travel time.
  - (vii) There is no impact on Federal or State wetlands.
- (b) The projects maintain the character of the Town of Middletown, Village of Fleischmanns.
  - (i) The projects are consistent with current zoning.
  - (ii) The projects are compatible with surrounding land uses.
  - (iii) The projects will not generate excessive traffic.
  - (iv) The projectsas described is of such magnitude that itdoes not appear likely to promote secondary growth and therefore requires not additional review of land use plans or infrastructure.
4. The projects are consistent with the West of Hudson Economic Development Study, which has been completed.
5. Not applicable.

Catskill Watershed Corporation  
Board Report  
October 7, 2025

**Borrower:** **1084 Main Street Associates, LLC**  
**1084 Main Street**  
**Fleischmanns, NY 12430**

Mark D. Birman and Maritza Birman  
87 Turkey Ridge Road  
Halcott Center, NY 12430

|                         |                                     |            |
|-------------------------|-------------------------------------|------------|
|                         | Original                            | New        |
| REDI-Loan Request:      | \$500,000.00                        | \$800,000  |
| Rate:                   | 5.25 % (5 year adjustable)          | 4.75%      |
| Term:                   | 20 years (12 months interest only)  |            |
| Amortization:           | 19 years                            |            |
| CWC Monthly Payment:    | \$3,470.04                          | \$5,333.58 |
| Other Monthly Payment:  | \$0                                 |            |
| Total Monthly Payments: | \$3,470.04                          | \$5,333.58 |
| Type:                   | Real Estate                         |            |
| County:                 | Delaware                            |            |
| Town:                   | Middletown, Village of Fleischmanns |            |

**Uses of Funds**

|              | CWC              | CWC New          | Equity           | Total              |
|--------------|------------------|------------------|------------------|--------------------|
| RE Purchase  |                  |                  | \$300,000        | \$300,000          |
| Renovation   | \$495,000        | \$297,000        | \$84,410         | \$876,410          |
| Soft Costs   | \$5,000          | \$3,000          | \$5,000          | \$13,000           |
| <b>TOTAL</b> | <b>\$500,000</b> | <b>\$300,000</b> | <b>\$389,410</b> | <b>\$1,189,410</b> |

| <b><u>Debt Service Coverage/Cash Flow/Classification</u></b> | <b><u>Original</u></b> | <b><u>New</u></b> |
|--------------------------------------------------------------|------------------------|-------------------|
| Proforma DSC (Yr. 1)                                         | 1.57:1                 | 1.34:1            |
| Proforma DSC (Yr. 3)                                         | 1.86:1                 | 1.50:1            |
| Breakeven Yr. 3 @ 67.5% new (72.5%)                          | 1.00:1                 | 1.00:1            |
| Collateral Coverage                                          | 1.69:1                 | 1.06::1           |
| Net Worth Rating                                             | +                      | +                 |
| Loan Classification                                          | <b>IIA+</b>            | <b>IIA+</b>       |

**Security:**

- 1<sup>st</sup> Position Lien on 1080 Main Street, Fleischmanns, NY12430 SBL: 287.18-8-12
- 1<sup>st</sup> Position Lien on furniture, fixtures, equipment and accounts receivables
- Personal Guarantee of Mark D. Birman and Maritza Birman
- Collateral Assignment of Life Insurance in the loan amount on Mark D. Birman and Maritza Birman
- Assignment of Rents and Leases



**I. STATEMENT OF PURPOSE**

The purpose of this application is to secure funding in the amount of an additional \$300,000 for a total of \$800,000 to renovate 1084 Main Street, Fleischmanns, NY. Pricing of materials has proven to be higher than expected. Please see updated budget attached.

Principals, Mark D. Birman and Maritza Birman, purchased the property in February, 2022 and have held it vacant. The building requires \$876,409.95, increased from \$515,245, in renovations so it can be leased. An additional equity contribution of \$64,165 will be provided by the Birmans.

**II. DESCRIPTION OF BUSINESS**

Mark D. Birman and Maritza Birman are equal 50% owners in 1084 Main Street Associates LLC. The entity was established in November, 2021 and the property was purchased in February, 2022. Other business properties owned by Mark and Maritza include 1070 Main Street, Fleischmanns, NY, with a current rent role of \$69,600. Mark (90%) and his father Henry Birman (10%) own 1053 Main Street, with current rent rolls of \$36,000, and 1625 Main Street, Fleischmanns, NY which is unoccupied.

**III. DESCRIPTION OF PROPERTY**

1084 Main Street, Fleischmanns, NY was previously the Community Bank Building. It was built in 1920 as a brick, two story structure. There is a total of 6,436 square feet of living area and the lot size is 16,117 square feet. There are four rental units on the first floor and two rental units on the second floor for a total of 6 units. Please see attached floor plan and list of tenants.

**IV. MANAGEMENT AND PERSONNEL**

Mark Birman will manage the rental property once the renovation is complete. Mark has twenty-four (24) years of experience in property management and consulting for a Manhattan and Long Island based company with holdings including 66 residential units and 6 commercial spaces, for his family owned business, BIST Realtors. Mark has a Juris Doctorate with extensive experience in Real Estate Law. Mark has successfully purchased renovated and managed 1053 Main Street, Fleischmanns, which has a ground floor Art Gallery which he runs and 4 residential apartments; 1070 Main Street, Fleischmanns, which is leased to The Print House on the ground floor and has three residential apartments on the second floor. Please see attached resume.

**V. PROPOSED COLLATERAL**

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## **LOAN CLASSIFICATION: IIA+**

### **VI. POSITIVE ATTRIBUTES**

- 24 years' experience in the business
- Two local successful building projects
- Positive projected cash flow
- Positive collateral value
- Positive net worth

### **VII. NEGATIVE ATTRIBUTES**

- Cash Flow Projections based on commercial tenants

### **VIII. MITIGATES**

- Three potential tenants have verbally committed

### **IX. CONTINGENCIES AND CONDITIONS PRECEDENT**

- Waive Rule 1:05:02 Participating Lender
- Waive Rule 1:05:06 Loan Term
- Up to 6 draws
- 10% holdback pending Certificate of Occupancy

**TERM SHEET**  
Catskill Watershed Corporation  
Board Report

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**Construction Budget & Cost Estimate**

Proposal Number: P25-0005  
 Project Number: 25-0007  
 Project Name: 1084 Main St  
 Updated: 250724

# HIGHMOUNT

SITE DESIGN, DEVELOPMENT & AERIAL IMAGING

| Project Phase / Item              | Estimate / Payment #  | Budget Items / Uncommitted |  | Approv. Date | Approved Estimates / Committed | Costs to Date /     | Notes                                            |
|-----------------------------------|-----------------------|----------------------------|--|--------------|--------------------------------|---------------------|--------------------------------------------------|
|                                   |                       | Costs                      |  |              | Costs                          | Invoices Paid       |                                                  |
| Survey / D. Brewer, PLS           | CK 229                |                            |  | 11/25/2024   | \$2,000.00                     | \$2,000.00          | Property Survey for 1084                         |
| Roof & Brick Repair / FNBC        | CK 231                |                            |  | 11/27/2024   | \$5,315.99                     | \$5,315.99          | Work complete Nov/Oct 2024                       |
| Ryall Sheridan Architects         | CK 218, 235, 240, 253 |                            |  | 4/9/2024     | \$18,000.00                    | \$12,518.00         | Ongoing Architectural Services                   |
| HNY - Project Management          | P25-0005              |                            |  | 4/16/2025    | \$35,000.00                    | \$19,325.90         | Ongoing CM services                              |
| Water Main / Outsiders            | CK 248                |                            |  | 5/1/2025     | \$24,346.00                    | \$24,346.00         | Work complete 2024                               |
| Phase 1 Demo & Cleanup            | ES-10033              |                            |  | 5/1/2025     | \$41,492.45                    | \$41,492.45         | Work complete May 2025                           |
| Windows & Side/Rear Doors         | ES-10067              |                            |  | 6/4/25       | \$92,851.08                    | \$71,425.54         | Window delivery & Install week of 7/28/25        |
| HVAC & Plumbing (A-C)             | ES-10068 R1           |                            |  | 7/1/2025     | \$91,425.00                    | \$42,331.50         | Install scheduled, 1st week of August            |
| Electric Service                  | ES-10081              |                            |  | 7/1/2025     | \$18,620.00                    | \$5,586.00          | Material ordered, install ±1st week August       |
| Electrical Interior Demo          | ES-10087R1            |                            |  | 7/1/2025     | \$10,710.00                    | \$10,710.00         | Work complete May 2025                           |
| Demo Phase 2                      | ES-10085              |                            |  | 7/1/2025     | \$16,665.80                    | \$16,665.80         | Work complete 7/11/25                            |
| Tank Removal                      | LZ-9979               |                            |  | 7/24/2025    | \$5,050.00                     | \$2,525.00          | Dep paid 7/24, work scheduled for August         |
| Store Front Glass                 | ES-10070 R1 / Budget  | \$63,910.00                |  |              |                                |                     | Awaiting final rev., expect release week of 7/28 |
| Final Water & Sewer Connections   | Budget                | \$30,000.00                |  |              |                                |                     | Awaiting Price - GC                              |
| Bsmt Bilcos. Sump Pumps, Etc      | Budget                | \$8,500.00                 |  |              |                                |                     | Pend. Final Scope and Pricing                    |
| Exterior Painting & Brick Repoint | Budget                | \$17,500.00                |  |              |                                |                     | Pend. Final Scope and Pricing                    |
| Final Interior Electric A - E     | Budget                | \$35,000.00                |  |              |                                |                     | Pend. Final Scope and Pricing                    |
| Final Interior Finish A & B       | Budget                | \$25,000.00                |  |              |                                |                     | Pend. Final Scope and Pricing                    |
| Final Interior Finish C, D & E    | Budget                | \$100,000.00               |  |              |                                |                     | Pend. Final Scope and Pricing                    |
| HVAC & Plumbing Unit E+D          | Budget                | \$60,950.00                |  |              |                                |                     | Pend. Final Scope and Pricing                    |
| Flooring Units A-E                | Budget                | \$55,000.00                |  |              |                                |                     | Awaiting Price - P. Murphy Wood Floors           |
| Basement Insulation               | Budget                | \$14,400.00                |  |              |                                |                     | Estim. per Spray Foam Solutions                  |
| Propane Tanks & Service / Meters  | Budget                | \$25,000.00                |  |              |                                |                     | Awaiting Price - Bottini                         |
|                                   |                       | <b>\$435,260.00</b>        |  |              | <b>\$361,476.32</b>            | <b>\$254,242.18</b> |                                                  |

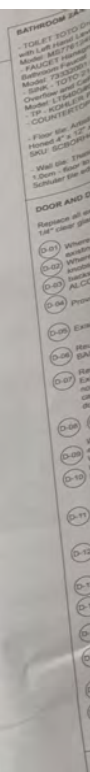
**CBCE Summary**

|                                               |               |
|-----------------------------------------------|---------------|
| Budget Items / Uncommitted Costs              | \$ 435,260.00 |
| Approved Items / Committed Costs              | \$ 361,476.32 |
| Projected Cost for Renovation (Uncomm + Comm) | \$ 796,736.32 |
| Contingency (10% of Projected Cost)           | \$ 79,673.63  |
| Total Projected Cost of Renovation            | \$ 876,409.95 |

|                                                    |               |
|----------------------------------------------------|---------------|
| Costs to Date / Invoices Paid                      | \$ 254,242.18 |
| Remain. Cost to Complete (Total Proj. - Inv. Paid) | \$ 622,167.77 |







List of Tenants and projected rents (all rents are per month, and lease terms except for the Art Center and Devito are 3-5 years, and Devito is 5 years with a 5 year option.

1. Birman Center for the Arts – 1500-2000 (TBD)
2. Wax and Wild (Flower and high end landscaping home supplies) 1750
3. Highmount LLC (Project and Real Estate engineer) 1500
4. Lindsay Comstock Reiki Healing Center, Apothecary 1000
5. Restaurant (Joe Devito) 2000-2500 (TBD)
6. Primavera Construction 1000-1500 (Tentative)

Please note that Wax and Wild replaces the Furniture store tenants.

Highmount LLC, Lindsay Comstock, and Primavera are new.