

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

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.

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.

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.*

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.*

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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
TOTAL:	\$ 277,389.13
50% Election	\$ 138,694.57
PROGRAM ALLOCATION	
FSW Funding	\$ 69,347.28
MOA-145 Funding	\$ 69,347.28

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

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

Voice Vote, carried unanimously.

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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           |
| <b>Total:</b>       | <b>\$1,785,852.11</b> |
| 15% Contingency:    | \$267,877.82          |
| <b>TOTAL:</b>       | <b>\$2,053,729.93</b> |
| <b>50% Election</b> | <b>\$1,026,864.96</b> |
| 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 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
TOTAL:	\$ 277,389.13
50% Election	\$ 138,694.57
PROGRAM ALLOCATION	

FSW Funding	\$ 69,347.28
MOA-145 Funding	\$ 69,347.28

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

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

Voice Vote, carried unanimously.

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 approve 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 of Phoenicia and the anchoring of fuel tanks is supported.

Voice Vote, carried unanimously.

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A motion to approve 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 approve 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**

