

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

MINUTES

October 7, 2025

I. Called to Order at 12:15 PM

II. Pledge of Allegiance: Led by Tina Molé

III. Roll Call of Directors

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

Members Excused: Thomas Snow

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

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

Others Present Via Zoom: Tom Stalter (NYCDEP), Dymitry Ostapysyn (NYCDEP), John Wimbush (NYSDOH), Nick Carbone (Watershed Affairs Coordinator), Heidi Emrich (Ulster County Environmental Planner), Morgan Tarbell (NYSDOH), Pauline Wanjugi (NYSDOH)

IV. Review and Approval of September 2, 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 August 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 table Tab 6, Resolution No. 5834, was made by Joseph Cetta and seconded by Thomas Hoyt.

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 Funding	\$513,432.48

The CWC recommends reimbursement of up to Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) from both the Future Stormwater Program and the MOA-145 Program to Stonewall Windham LLC for the design and construction costs of implementing a SWPPP required by NYC DEP Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$513,432.48

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

Voice Vote, carried unanimously.

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A motion to approve Tab 7 to Tab 13, Resolution No. 5843 to Resolution No. 5849, was made by Jeff Sentermen and seconded by Thomas Hoyt.

**Septic Over \$30,000 – Enrique Arencibia – Tab 7**

October 7, 2025

**RESOLUTION NO. 5843**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Seventy-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Seventy-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends approving the reimbursement of Seventy-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Seventy-Four Thousand Four Hundred Twenty-Seven Dollars (\$74,427.00).

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

Address: 54 Burnham Hollow Road, Big Indian NY 12410

Town: Shandaken

Bedrooms: 5

Engineer: Christopher DiChiaro P.E.

Contractor: L&L Earthworx

Sign In Date: 10/07/24

Design Application Received By DEP: 05/30/25

Design Application Deemed Complete: 06/17/25

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

2-Year Deadline: 10/07/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$74,427.00, \$75,700.00 and \$84,300.00. Major components of this system include a 1,500 gallon poly septic tank, one 1,250 gallon poly pump chamber, 23 linear feet gravity pipe, 96 linear feet of force main, an effluent filter, one distribution box, 300 cubic yards of random fill material, 360 linear feet of Presby pipe, 45 cubic yards of C-33 sand, 22 linear feet of vent pipe, 140 linear feet of access road, a sub panel, 2500 square feet of jute fabric, spread and reclaim excess material and site restoration. We received a quote for \$74,427.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$74,427.00.

October 7, 2025

**RESOLUTION NO. 5844**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty-Eight Thousand Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Forty-Eight Thousand Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Eight Thousand Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Eight Thousand Nine Hundred Sixty-Three Dollars and Thirty-Three Cents (\$48,963.33).

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

Address: 269 Bearkill Road, Gilboa NY 12076

Town: Conesville

Bedrooms: 4

Engineer: Praetorius & Conrad

Contractor: SM Young

Sign In Date: 02/27/27

Design Application Received By DEP: 01/31/25

Design Application Deemed Complete: 02/19/25

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

2-Year Deadline: 02/27/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$48,963.33, \$51,005.00 and \$67,249.80. Major components of this system include a 1,250-gallon septic tank, one pump chamber, 13 linear feet gravity pipe, 44 linear feet of force main, an effluent filter, one distribution box, 390 cubic yards of absorption fill material, 360 square feet pf Eljen units. 40 cubic yards of C-33 sand, 110 linear feet of access road, remove one tree and site restoration. We received a quote of \$48,963.33. The low is within

10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$48,963.33.

**Septic Over \$30,000 – Florence Gillen – Tab 9**

October 7, 2025

**RESOLUTION NO. 5845**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Thirty-Six Thousand Four Hundred Forty-Six Dollars (\$36,446.00); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Thirty-Six Thousand Four Hundred Forty-Six Dollars (\$36,446.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Thirty-Six Thousand Four Hundred Forty-Six Dollars (\$36,446.00) as it is in substantial agreement with our schedule of values.

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

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

Address: 3582 Route 23C, Jewett NY 12444

Town: Jewett

Bedrooms: 4

Engineer: Praetorius & Conrad

Contractor: James Rion

Sign In Date: 10/29/24

Design Application Received By DEP: 06/13/25

Design Application Deemed Complete: 06/23/25

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

2-Year Deadline: 10/29/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$36,446.00, \$41,500.00 and \$42,751.94. Major components of this system include a 1,250 gallon septic tank, one pump chamber, 39 linear feet of gravity pipe, 178 linear feet of force main, an effluent filter, one distribution box, 132 cubic yards of absorption fill material, 315 linear feet of absorption trench, 205 linear feet of access road, remove eight trees and site restoration. We received a quote for \$36,446.00. The low is within 10% of our

estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$36,446.00.

**Septic Over \$30,000 – Emil Hollander – Tab 10**

October 7, 2025

**RESOLUTION NO. 5846**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty-Eight Thousand Eight Hundred Forty-Eight Dollars (\$48,848.00); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Forty-Eight Thousand Eight Hundred Forty-Eight Dollars (\$48,848.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Eight Thousand Eight Hundred Forty-Eight Dollars (\$48,848.00) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Eight Thousand Eight Hundred Forty-Eight Dollars (\$48,848.00).

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

Address: 2609 Dry Brook Road, Arkville NY 12406

Town: Middletown

Bedrooms: 2

Engineer: Steele Brook Engineering

Contractor: Don Allen Excavating

Sign In Date: 06/20/24

Design Application Received By DEP: 02/07/25

Design Application Deemed Complete: 02/11/25

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

2-Year Deadline: 06/20/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$48,848.00, \$54,732.00 and \$54,936.00. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 67 linear feet of gravity pipe, 77 linear feet of force main, an effluent filter, one distribution box, 280

cubic yards of absorption fill material, 160 linear feet of Presby pipe, 19 cubic yards of C-33 sand, 177 linear feet of vent pipe, 110 linear feet of improved swale, excavate and spread cut and fill area and site restoration. We received a quote for \$48,848.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$48,848.00.

**Septic Over \$30,000 – Robert Rall – Tab 11**

October 7, 2025

**RESOLUTION NO. 5847**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Eighty-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Eighty-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Eighty-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Eighty-Three Thousand Eight Hundred Fifty Dollars (\$83,850.00).

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

Address: 804 Davis Road, East Meredith NY 13757

Town: Meredith

Bedrooms: 3

Engineer: Steele Brook Engineering

Contractor: Ben Reynolds Construction Company

Sign In Date: 09/10/24

Design Application Received By DEP: 04/09/25

Design Application Deemed Complete: 04/21/25

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

2-Year Deadline: 09/10/26



Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$83,850.00, \$85,800.00 and \$86,775.00. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 50 linear feet of gravity pipe, 135 linear feet of force main, an effluent filter, one distribution box, 374 cubic yards of absorption fill material, 15 cubic yards of random fill material, 225 linear feet of absorption trench, 158 linear feet of improved swale, 150 linear feet of silt fence, 315 linear feet of access road, remove 16 trees, 30 linear feet of 24-inch culvert, 20 linear feet of Schedule 80 pipe, sedimentation filter and site restoration. We received a quote for \$83,850.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$83,850.00.

**Septic Over \$30,000 – Mikey Roe – Tab 12**

October 7, 2025

**RESOLUTION NO. 5848**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty-Nine Thousand Seven Hundred Fifty Dollars (\$49,750.00); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Forty-Nine Thousand Seven Hundred Fifty Dollars (\$49,750.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Nine Thousand Seven Hundred Fifty Dollars (\$49,750.00) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Nine Thousand Seven Hundred Fifty Dollars (\$49,750.00).

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

Address: 840 Bussey Hollow Road, Andes NY 13731

Town: Andes

Bedrooms: 3

Engineer: John Bolger P.E.

Contractor: Mountain Ridge Excavation

Sign In Date: 10/10/23

Design Application Received By DEP: 09/24/24

Design Application Deemed Complete: 10/07/24

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

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$49,750.00, \$49,945.00 and \$66,326.63. Major components of this system include a 1,000 gallon H2O septic tank, one pump chamber, 25 linear feet of gravity pipe, 62 linear feet of force main, an effluent filter, 53 cubic yards of absorption fill material, 81 cubic yards of C-33 sand, three peat modules, 78 linear feet of curtain drain, 12 linear feet of curtain drain outlet pipe, 75 linear feet of access road, 21 linear feet of six-inch sleeve, move a shed, two cast iron risers and site restoration. We received a quote for \$49,750.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$49,750.00.

**Septic Over \$30,000 – Fabrizio Tiso – Tab 13**

October 7, 2025

**RESOLUTION NO. 5849**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty Thousand Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Forty Thousand Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty Thousand Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty Thousand Seven Hundred Six Dollars and Fifty-Eight Cents (\$40,706.58).

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

Address: 240 Ranger Road, Margaretville NY 12455

Town: Middletown

Bedrooms: 3

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

Sign In Date: 11/08/24  
Design Application Received By DEP: 08/06/25  
Design Application Deemed Complete: 08/12/25  
Date Recommended for DEP Design Approval: 08/15/25  
2-Year Deadline: 11/08/26

Homeowner and CWC staff received three quotes from unrelated contractors in the amount of \$40,706.58, \$41,975.00 and \$43,101.16. Major components of this system include a 1,000-gallon septic tank, 119 linear feet of gravity pipe, an effluent filter, one distribution box, 225 linear feet of absorption trench, 265 linear feet of access road, remove 21 trees, spread and reclaim excess material and site restoration. We received a quote for \$40,706.58. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$40,706.58.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 14, Resolution No. 5850, was made by Richard Parete and seconded by Jeff Senterman.

Septic Over \$30,000 – Expanded Septic – Shokan Congregation of Jehovah’s Witnesses – Tab 14

October 7, 2025

RESOLUTION NO. 5850

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
SHOKAN CONGREGATION OF JEHOVAH’S WITNESSES - EXPANDED SEPTIC PROGRAM**

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

WHEREAS, pursuant to section 13:01:09 of the CWC Expanded Septic Program, Article 13, if the total amount requested for reimbursement is more than Thirty-Five Thousand Dollars (\$35,000.00), the owner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58); and

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

WHEREAS, the CWC staff have determined the contractor’s quote of One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement for a total not-to-exceed amount of One Hundred Seven Thousand Five Hundred Sixty-Eight Dollars and Fifty-Eight Cents (\$107,568.58).

Shokan Congregation of Jehovah's Witnesses

Expanded Septic Program

Address: 2720 State Route 28, Shokan NY 12481

Town: Olive

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

Sign In Date: 12/28/23

Design Application Received By DEP:

Design Application Deemed Complete:

Date Recommended For DEP Design Approval:

2-Year Deadline: 12/18/25

Property owner and CWC staff received three quotes from unrelated contractors in the amount of \$107,568.58, \$112,667.80 and \$113,972.84. Major components of this system include a 2,000 gallon septic tank, 65 linear feet of gravity pipe, an effluent filter, one distribution box, 540 cubic yards of absorption fill material, 160 cubic yards of random fill material, 450 linear feet of Presby pipe, 110 cubic yards of C-33 sand, 35 linear feet of vent pipe, remove 14 trees, 45 linear feet of 12-inch culvert, saw cut blacktop, 10 road plates, decommission a second septic tank and site restoration. The quote is within 10% of CWC's estimated cost of construction. The Septic Committee recommends that the CWC Board of Directors approve reimbursement in an amount not to exceed \$107,568.58.

Voice Vote, carried unanimously.

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A motion to approve Tab 15 to Tab 19, Resolution No. 5851 to Resolution No. 5855, was made by Allen Hinkley and seconded by John Koiser.

**Septic Over \$30,000 – Septic Over \$30,000 – Additional Cost – Michael Grassi – Tab 15**

October 7, 2025

**RESOLUTION NO. 5851**

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE**

**OVER \$30,000 – ADDITIONAL COSTS:**

**MICHAEL GRASSI**

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation ("CWC") shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

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

**WHEREAS**, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the contractor for the septic system repair in the amount of Twenty-Three Thousand Six Hundred Twenty-One Dollars and Twenty Cents (\$23,621.20) and

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

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

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

**Michael Grassi**

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

Town: Olive

Bedrooms: 4

Engineer: Joe Boek P.E.

Contractor: Eberhardt Excavating

Sign In Date: 05/15/25

Design Application Received By DEP: 07/08/25

Design Application Deemed Complete: 07/11/25

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

2-Year Deadline: 05/15/27

The project was previously approved for \$11,378.80 for an emergency installation of a 1,250-gallon septic tank. Most of the major components of this system include one pump chamber, four linear feet of gravity pipe, 80 linear feet of force main, one distribution box, 142 cubic yards of absorption fill material, 186 linear feet of absorption trench and site restoration. The contractor has asked to be reimbursed \$23,621.20 for the added work. The Septic Committee recommends that the CWC Board approves an additional reimbursement of \$23,621.20 for a total not to exceed \$35,000.00

**Septic Over \$30,000 – Septic Over \$30,000 – Additional Cost – Alice Mavrikidis-Barr – Tab 16**

October 7, 2025

**RESOLUTION NO. 5852**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation ("CWC") shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on April 1, 2025, by Resolution Number 5635, the CWC Board approved reimbursement to Alice Mavrikidis-Barr in an amount not-to-exceed Thirty-Seven Thousand One Hundred Twenty-Seven Dollars and Sixty-Four Cents (\$37,127.64); and

**WHEREAS**, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Eight Thousand One Hundred Four Dollars and Sixty-Six Cents (\$8,104.66) and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Eight Thousand One Hundred Four Dollars and Sixty-Six Cents (\$8,104.66); and

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

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

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

**Alice Mavrikidis-Barr**

Address: 64 Wanatuska Court, Highmount NY 12441

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: G.C. Landscaping & Excavation

This project was previously approved for \$37,127.64. The contractor had to bring in suitable fill material to fill voids and backfill components of the system. Excavated rock was spread and reclaimed on site. The contractor has requested \$8,104.66 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$8,104.66 for total reimbursement not-to-exceed \$45,232.30.

**Septic Over \$30,000 – Septic Over \$30,000 – Additional Cost – Margaret Smith – Tab 17**

October 7, 2025

**RESOLUTION NO. 5853**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

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

**WHEREAS**, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Fifteen Thousand Eight Hundred Ninety-Seven Dollars and Sixty-Seven Cents (\$15,897.67) and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Fifteen Thousand Eight Hundred Ninety-Seven Dollars and Sixty-Seven Cents (\$15,897.67); and

**WHEREAS**, CWC staff have determined that Seventy Thousand Eight Hundred Eighty-Eight Dollars and Fifty-Six Cents (\$70,888.56) is a reasonable cost for this system in accordance with our schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Seventy Thousand Eight Hundred Eighty-Eight Dollars and Fifty-Six Cents (\$70,888.56) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Seventy Thousand Eight Hundred Eighty-Eight Dollars and Fifty-Six Cents (\$70,888.56).

**Margaret Smith**

Address: 94 Glenford-Wittenberg Road, Glenford NY 12433

Town: Hurley

Engineer: Christopher DiChiaro P.E.

Contractor: Eberhardt Excavation

This project was previously approved for \$54,990.89. Ledge rock was encountered while installing the septic tank and pump chamber. The contractor hammered for 13 hours to attain necessary depths. A second drywell was discovered, and interior plumbing had to be modified to connect the pipe discharging to it to the new septic tank. The absorption field was compromised by excessive amounts of water. The contractor relocated 80 linear feet of 15-inch culvert and installed 13 cubic yards of rip rap stone for drainage. The contractor has requested \$15,897.67 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$15,897.67 for total reimbursement not-to-exceed \$70,888.56.

**Septic Over \$30,000 – Septic Over \$30,000 – Additional Cost – Michael Talese – Tab 18**

October 7, 2025

**RESOLUTION NO. 5854**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

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

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

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Five Thousand Six Hundred Eighty-Seven Dollars and Forty-Seven Cents (\$5,687.47); and



**WHEREAS**, CWC staff have determined that Fifty-Eight Thousand One Hundred Sixty-Three Dollars and One Cent (\$58,163.01) is a reasonable cost for this system in accordance with our schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Fifty-Eight Thousand One Hundred Sixty-Three Dollars and One Cent (\$58,163.01) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Fifty-Eight Thousand One Hundred Sixty-Three Dollars and One Cent (\$58,163.01).

**Michael Talese**

Address: 835 Tarigo Road, Fleischmanns, NY 12430

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: G.C. Landscaping & Excavation

This project was previously approved for \$52,475.44. Large numbers of rocks were encountered during installation of absorption field. Extra machine time was required, and additional fill material was brought in to fill voids. A 50 linear foot curtain drain and 100 linear feet of improved swale were installed to protect the tanks. The contractor has requested \$5,687.47 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$5,687.47 for total reimbursement not-to-exceed \$58,163.01.

**Septic Over \$30,000 – Septic Over \$30,000 – Additional Cost – Katherine Wandersee – Tab 19**

October 7, 2025

**RESOLUTION NO. 5855**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

**WHEREAS**, on April 1, 2025, by Resolution Number 5640, the CWC Board approved reimbursement to Katherine Wandersee in an amount not-to-exceed Sixty-Three Thousand Two Hundred Forty-Six Dollars (\$63,246.00); and

**WHEREAS**, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Nine Thousand Seven Hundred Thirty-Five Dollars and Thirty-Six Cents (\$9,735.36) and

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

**WHEREAS**, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Nine Thousand Seven Hundred Thirty-Five Dollars and Thirty-Six Cents (\$9,735.36); and

**WHEREAS**, CWC staff have determined that Seventy-Two Thousand Nine Hundred Eighty-One Dollars and Thirty-Six Cents (\$72,981.36) is a reasonable cost for this system in accordance with our schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Seventy-Two Thousand Nine Hundred Eighty-One Dollars and Thirty-Six Cents (\$72,981.36) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Seventy-Two Thousand Nine Hundred Eighty-One Dollars and Thirty-Six Cents (\$72,981.36).

**Katherine Wandersee**

Address: 2644 Burroughs Memorial Road, Roxbury NY 1274

Town: Roxbury

Engineer: John Bolger P.E.

Contractor: Jim Peters Excavating

This project was previously approved for \$63,246.00. Additional fill material was necessary to fill in low areas beneath the absorption field. The contractor had cut additional trees and bucket material on a different route than he planned because of an underground utility that was not present when he submitted his quote. Locations of the septic tank and pump chamber were changed because plumbing left the house in a different place than shown on the plan. A sleeve was installed beneath the driveway. An additional 63 linear feet of force main was necessary. Ledge rock was encountered while excavating for the septic tank and pump chamber. The contractor hammered for five hours to attain necessary depth. The contractor has requested \$9,735.36 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$9,735.36 for total reimbursement not-to-exceed \$72,981.36.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 20 to Tab 21, Resolution No. 5856 to Resolution No. 5857, was made by James Sofranko and seconded by Jeff Senterman.

Septic Over \$30,000 – Septic Over \$30,000 – Additional Cost – Expanded Septic – Tuscarora Club of Millbrook – Ferguson Cottage – Tab 20

October 7, 2025

RESOLUTION NO. 5856

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER \$30,000:
TUSCARORA CLUB OF MILLBROOK - EXPANDED SEPTIC PROGRAM**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 13:00:02:01 of the CWC Expanded Septic Program Rules Article 13, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on May 6, 2025, by Resolution Number 5679, the CWC Board approved reimbursement to Tuscarora Club of Millbrook in an amount not to exceed Fifty-Three Thousand Six Hundred Forty-Five Dollars and Six Cents (\$53,645.06); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the property owner for the septic system repair in the amount of Eight Hundred Seventy-Five Dollars (\$875.00); and

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

WHEREAS, the CWC staff have determined the contractor's total invoices of Fifty-Four Thousand Five Hundred Twenty Dollars and Six Cents (\$54,520.06) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the total reimbursement of Fifty-Four Thousand Five Hundred Twenty Dollars and Six Cents (\$54,520.06) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Fifty-Four Thousand Five Hundred Twenty Dollars and Six Cents (\$54,520.06).

Tuscarora Club of Millbrook

Expanded Septic Program: Ferguson Cottage

Address: 2509 Millbrook Road, Margaretville NY 12455

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: Mammoth Excavation

The project was previously approved for \$53,645.06. The contractor discovered that electrical wiring had to be installed across the house to a panel in the attic. The contractor has requested \$875.00 for the added work. The Septic Committee recommends that the Board approves an additional reimbursement of \$875.00 for total reimbursement not to exceed \$54,520.66.

Septic Over \$30,000 – Septic Over \$30,000 – Additional Cost – Expanded Septic – West Hurley Fire Department – Tab 21

October 7, 2025

RESOLUTION NO. 5857

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER \$30,000:
WEST HURLEY FIRE DEPARTMENT - EXPANDED SEPTIC PROGRAM**

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the

Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 13:00:02:01 of the CWC Expanded Septic Program Rules Article 13, if the total amount requested for reimbursement is more than Thirty Thousand Dollars (\$30,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on September 3, 2024, by Resolution Number 5376, the CWC Board approved reimbursement to West Hurley Fire Department in an amount not to exceed Sixty-Five Thousand Five Hundred Twenty-Four Dollars (\$65,524.00) and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the property owner for the septic system repair in the amount of Twelve Thousand Four Hundred Seventy-One Dollars and Sixty Cents (\$12,471.60); and

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

WHEREAS, the CWC staff have determined the contractor’s total invoices of Seventy-Seven Thousand Nine Hundred Ninety-Five Dollars and Sixty Cents (\$77,995.60) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the total reimbursement of Seventy-Seven Thousand Nine Hundred Ninety-Five Dollars and Sixty Cents (\$77,995.60) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Seventy-Seven Thousand Nine Hundred Ninety-Five Dollars and Sixty Cents (\$77,995.60).

West Hurley Fire Department
Expanded Septic Program

Address: 751 Ohayo Mountain Road, Glenford NY 12433

Town: Hurley

Engineer: Rex Sanford P.E.

Contractor: Chad Davis Contracting

The project was previously approved for \$65,524.00. Ledge rock was encountered during excavation. The contractor hammered for two-and-a-half days to attain necessary depth. A footing drain had to be re-routed away from the new system. The contractor has requested \$12,471.60 for the added work. The Septic Committee recommends that the Board approves an additional reimbursement of \$12,471.60 for total reimbursement not to exceed \$77,995.60.

Voice Vote, carried unanimously.

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A motion to approve Tab 22 to Tab 27, Resolution No. 5858 to Resolution No. 5863 was made by Innes Kananof and seconded by Thomas Hoyt.

**Second Time Repair Eligibility – Jeffrey Clement - Tab 22**

October 7, 2025

**RESOLUTION NO. 5858**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

**WHEREAS**, the Applicant, Jeffrey Clement, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

**WHEREAS**, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

**Jeffrey Clement Backup**

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

**Second Time Repair Eligibility – Delmar Crim – Tab 23**

October 7, 2025

**RESOLUTION NO. 5859**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

**WHEREAS**, the Applicant, Delmar Crim, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

**WHEREAS**, CWC staff have confirmed that the Applicant's septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant's eligibility for a second time repair funding from MOA Septic Program.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant's request for eligibility for second time repair funding from the MOA Septic Program.

**Delmar Crim Backup**

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

**Second Time Repair Eligibility – Joseph Grimm – Tab 24**

October 7, 2025

**RESOLUTION NO. 5860**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation ("CWC") shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

**WHEREAS**, the Applicant, Joseph Grimm, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

**WHEREAS**, CWC staff have confirmed that the Applicant's septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant's eligibility for a second time repair funding from MOA Septic Program.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant's request for eligibility for second time repair funding from the MOA Septic Program.

**Joseph Grimm Backup**

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

**Second Time Repair Eligibility – Dana Hommel – Tab 25**

October 7, 2025

**RESOLUTION NO. 5861**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation ("CWC") shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

**WHEREAS**, the Applicant, Dana Hommel, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

**WHEREAS**, CWC staff have confirmed that the Applicant's septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant's eligibility for a second time repair funding from MOA Septic Program.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant's request for eligibility for second time repair funding from the MOA Septic Program.

**Dana Hommel Backup**

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

**Second Time Repair Eligibility – Robert Janiszweski – Tab 26**

October 7, 2025

**RESOLUTION NO. 5862**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

**WHEREAS**, the Applicant, Robert Janiszweski, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

**WHEREAS**, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

**Robert Janiszweski Backup**

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

**Second Time Repair Eligibility – Jeanie Scotti – Tab 27**

October 7, 2025

**RESOLUTION NO. 5863**

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

**WHEREAS**, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

**WHEREAS**, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

**WHEREAS**, the Applicant, Jeanie Scotti, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and



**WHEREAS**, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has not misused the septic system following the prior construction approval; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommends the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

**Jeanie Scotti Backup**

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

*Voice Vote, carried unanimously.*

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A motion to approve Tab 28, Resolution No. 5864 was made by Richard Parete and seconded by Joseph Cetta.

Future Stormwater – Windham Mountain Partners Adventure Center – Tab 28

October 7, 2025

RESOLUTION NO. 5864

**BOARD REVIEW OF FUTURE STORMWATER PROGRAM APPLICATION FOR WINDHAM
MOUNTAIN PARTNERS, LLC (ADVENTURE CENTER)
STORMWATER CONTROLS REIMBURSEMENT**

WHEREAS, the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) paragraph 128 (“Future Stormwater Program”) directs the Catskill Watershed Corporation (“CWC”) to establish a program to pay for the reasonable and proper cost to design, implement, permit, construct and maintain new stormwater measures pursuant to stormwater pollution prevention plans required by the 18-39(b)(3) and 18-39(e) of the watershed regulations; and

WHEREAS, Section 145(ii) of the Watershed MOA and the West of Hudson Future Stormwater Program Rules provides for payment of eligible project costs required solely by the New York City Department of Environmental Protection (“NYCDEP”) and not otherwise required by State or federal law; and

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

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

WHEREAS, the Future Stormwater Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

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

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

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the attached application, staff recommendation and supporting documentation and approves payment of Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54).

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of funding by the CWC Board of Directors constitutes a preliminary decision under the 1997 Watershed Memorandum of Agreement and the decision will become final without any further action by the CWC Board of Directors unless an objection is timely filed with the Watershed Protection and Partnership Council.

Windham Mountain Partners, LLC (Adventure Center)

Program: FSW

Address: 344 South Street Windham, NY

Engineer: Katterskill Engineers

Contractor: Ryan Martin

Tax Parcel ID: 95.06-1-3

Project Description:

On March 18, 2024 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Windham Mountain Partners LLC located in Windham, NY. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of expanding the current Mountain Adventure Park with recreational activities including a kids camp, art barn, playgrounds, hiking trails, pool and hot tub area, splash pad, and multiple tennis & sports courts. Stormwater controls on the site include all erosion & sediment controls, plunge pools, level spreaders, catch basins, culverts, stormwater planters, multiple bio retention basins, and underground infiltration chambers.

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

COST BREAKOUT	
Design:	\$ 53,358.89
Construction:	\$1,181,329
Total:	\$ 1,234,687.89
15% Contingency:	\$185,203.18
TOTAL:	\$1,419,891.07
50% Election	\$709,945.54
PROGRAM ALLOCATION	
FSW Funding	\$709,945.54

The CWC recommends reimbursement of up to Seven Hundred Nine Thousand Nine Hundred Forty-Five Dollars and Fifty-Four Cents (\$709,945.54) from the Future Stormwater Program to Windham Mountain Partners LLC for the design and construction costs of implementing a SWPPP required by NYC DEP Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$709,945.54

Voice Vote, carried unanimously.

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A motion to approve Tab 29, Resolution No. 5865 was made by Innes Kasanof and seconded by Thomas Hoyt.

**FHMIP – Feasibility Study – Feasibility Study – Erica Schumacher – Tab 29**

October 7, 2025

**RESOLUTION NO. 5865**

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

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

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

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

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

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

**WHEREAS**, the Town of Prattsville accepted a local flood analysis and such analysis recommended flood mitigation of structures in the one-hundred-year floodplain; and

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

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

**WHEREAS**, Erica Schumacher submitted an application to CWC for funding of a feasibility study for flood mitigation of a structure at 8 Conine Road, in the Town of Prattsville in an amount not to exceed Five Thousand Dollars (\$5,000.00) utilizing CWC's FHMIP consultant; and

**WHEREAS**, the CWC Wastewater Committee recommended that the CWC Board of Directors approve Erica Schumacher's application in an amount not to exceed Five Thousand Dollars (\$5,000.00) for feasibility study to flood mitigation of a building in the Town of Prattsville.

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

*From committee meeting minutes:*

**Property Owner:** Erica Schumacher

**Contact Person:** Erica Schumacher

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

**LFA Recommendation:** Yes

**Project Category:** Property Protection

**Phase:** Feasibility Study

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

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

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

*Voice Vote, carried unanimously.*

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A motion to approve Tab 30, Resolution No. 5866 was made by Joseph Cetta and seconded by John Koiser.

Finance – IITS – 2026 Renewal Agreement and Additional Services – Tab 30

October 7, 2025

RESOLUTION NO. 5866
INFORMATION TECHNOLOGY AND NETWORKING CONSULTANT
2026 RENEWAL AGREEMENT AND ADDITIONAL SERVICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Voice Vote, carried unanimously.

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A motion to approve Tab 31, Resolution No. 5867 was made by Joseph Cetta and seconded by John Koiser. Shilo Williams Nay.

**Policy – Water Withdrawal Permit – Tab 31**

October 7, 2025

**RESOLUTION NO. 5867**  
**REQUESTING THAT DEC RESUME DISCUSSIONS WITH THE WEST OF HUDSON**  
**STAKEHOLDERS BEFORE A DRAFT WATER WITHDRAWAL PERMIT IS RELEASED FOR**  
**PUBLIC COMMENT**

**WHEREAS**, the Catskill Watershed Corporation (CWC) is a not-for-profit local development corporation and a signatory to the 1997 New York City Watershed Memorandum of Agreement (Watershed MOA); and **WHEREAS**, the Watershed MOA, Paragraph 85, established that as a condition of the New York City Land Acquisition Permit, NYCDEP must also fund Watershed Protection and Partnership Programs; and

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

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

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

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

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

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

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

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

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

**WHEREAS**, on September 25, 2025, NYCDEP delivered a draft Fourth Side Agreement to local stakeholders that provided in part a reaffirmation of their obligation under the 1997 MOA to fund the Watershed Protection and Partnership Programs and continued funding for certain programs but NYCDEP again declined to provide a copy of their application and draft permit that was submitted to DEC.

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

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

*Motion passed by voice vote, one Nay by Shilo Williams*

A motion to approve Tab 32, Resolution No. 5868 was made by Innes Kasanof and seconded by Jeff Senterman.

### **Public Education – Workforce Development Program Rules – Tab 32**

October 7, 2025

### **RESOLUTION NO. 5868**

### **BOARD APPROVAL OF WORKFORCE DEVELOPMENT PROGRAM RULES**

**WHEREAS**, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs as more fully described herein; and

**WHEREAS**, ninety percent of New York City's water supply originates in the Catskill Mountain region from an area commonly referred to as the West of Hudson portion of the watershed of the New York City water supply (the "West of Hudson Watershed" or "Watershed"), which spans over 1,600 square miles and portions of five counties, forty-one towns, and eight villages; and

**WHEREAS**, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement

(“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and

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

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

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

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

*Voice Vote, carried unanimously.*

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Motion to waive Rule 14 was made by Tina Molé without objection for Handout Resolution – Second Time Repair Eligibility – Elizabeth Estelle and passed without objection.

A motion to approve Handout Resolution 5872, was made by Innes Kasanof and seconded by James Sofranko..

Second Time Repair Eligibility – Elizabeth Estelle – Handout Resolution

October 7, 2025

RESOLUTION NO. 5872

**BOARD APPROVAL OF MOA SEPTIC PROGRAM- SECOND TIME REPAIR ELIBIBILITY-
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 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules 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 the 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 – Handout Resolution

Ms. Estelle's property is located in the Town of Roxbury. This project was paid for in 2000 under our Coordinator Program. In September 2025, the Board approved a Second Time Repair for the pump and control panel that were no longer working and needed to be replaced. While completing repairs, the contractor discovered that the 2,000-gallon septic tank was cracked causing infiltration contributing to the pump failure. The tank has been replaced. The homeowner had maintenance pump outs done in 2014, 2018, 2022 and 2025.

Voice Vote, carried unanimously.

Executive Session A motion to enter executive session was made by James Sofranko and seconded by John Koiser.

The Board re-entered regular session at 12:42 PM

A motion to approve Tab 33, Resolution No. 5869, was made by Thomas Hoyt and seconded by John Koiser.

CFF – Collateral Change – Robert Kehoe and Yvette Blain T/A Delaware Business Systems – Tab 33

October 7, 2025

RESOLUTION NO. 5869

APPROVAL OF ROBERT KEHOE AND YVETTE BLAIN

T/A DELAWARE BUSINESS SYSTEMS INC.

RELEASE OF LIFE INSURANCE

WHEREAS, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest to qualified economic development projects in the West of Hudson Watershed to be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

WHEREAS, by Resolution 5757, the CWC Board of Directors approved an application by Robert A Kehoe and Yvette M. Blain applied for a Three Hundred Forty Thousand Dollar (\$340,000.00) loan for a term of fifteen (15) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the one hundred and eightieth (180th) payment date, for the business purchase including all current contracts, equipment and soft costs for their business located at 89 Main Street, Delhi, NY; and

WHEREAS, a further condition of such loan is that Robert A Kehoe and Yvette M. Blain obtain life insurance in the full amount of the loan for the term of the loan; and

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

WHEREAS, the loan to Robert A Kehoe and Yvette M. Blain has not yet closed; and

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

NOW, THEREFORE BE IT RESOLVED, the CWC Board approves the release of the life insurance requirement for Yvette M. Blain for the loan to Robert A Kehoe and Yvette M. Blain.

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

Voice Vote, carried unanimously.

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A motion to approve Tab 34, Resolution No. 5870, was made by John Koiser and seconded by Arthur Merrill.

**CFF – Business Loan – Sherbois Properties LLC. – Tab 34**

October 7, 2025

**RESOLUTION NO. 5870**

**APPROVAL OF SHERBOIS PROPERTIES, LLC.**

**BUSINESS LOAN**

**WHEREAS**, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest to qualified economic development projects in the West of Hudson Watershed to be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

**WHEREAS**, Sherbois Properties LLC. has applied for a One Million Five Hundred Thousand Dollar (\$1,500,000.00) loan for a term of twenty (20) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240<sup>th</sup>) payment date, for the purchase of the real property located at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY and soft costs; and

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

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

**WHEREAS**, the CWC Loan Committee has recommended approval of the CWC Loan application from Sherbois Properties, LLC., waiving the participating lender requirement and loan maturity; and

**WHEREAS**, the CWC staff has reviewed and processed this application, and submitted a loan application report to the Board of Directors, attached hereto; and

**WHEREAS**, the Executive Director, pursuant to the CFF Program rules, has evaluated and determined that this loan meets the criteria for a qualified economic development project, said recommendation is attached hereto and made a part hereof; and

**WHEREAS**, pursuant to the CFF Program Contract a condition of CFF loans (and grants) is that the recipient shall comply with all applicable provisions of the New York City Watershed regulations, as well as other applicable laws, rules and regulations; and

**WHEREAS**, prior to closing on this loan, all applicable approvals will have been received by the applicant; and

**WHEREAS**, pursuant to the CFF Program rules only the CWC Board of Directors may make an award from the CFF to an applicant.

**NOW, THEREFORE BE IT RESOLVED**, the CWC Board determines Sherbois Properties, LLC.'s application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) loan for a term of twenty (20) years, at a rate four and seventy-five hundredths percent (4.75%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240<sup>th</sup>) payment date, and further waives the requirement of a participating lender pursuant to CFF Program Rule § 1:05:02 participating lender and CFF Program Rule § 1:05:06 loan maturity.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, the CWC staff is authorized and directed to issue a commitment letter informing the borrower of its intention to issue the loan subject to compliance with all applicable provisions of the New York City Watershed regulations as well as other applicable laws, rules and regulations, completion of the necessary documents, the right of objection and staff is directed to develop the loan agreement, promissory notes and other documentation necessary to effectuate this loan in a form agreed upon by CWC.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, that upon said approval of loan documentation CWC is authorized to close on said loan and disburse proceeds thereof in accordance with the loan documents.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, approval of an application by the Board constitutes a preliminary decision under the MOA. The decision will become final without any further action by the Board unless an objection is timely filed with the Watershed Protection and Partnership Council.

#### **QEDP Evaluation and CWC Staff Recommendation**

**Purpose: To review the CWC Loan Application of Sherbois Properties, LLC.**

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

1. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY, to be purchased by Sherbois Properties, LLC., is presently in compliance with all applicable environmental statutes and regulations.
2. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY, to be purchased by Sherbois Properties, LLC., is not subject to any enforcement actions by any regulatory agency.

3. (a) To the best of CWC's knowledge, the project is consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.
  - (i) Sherbois Properties, LLC., located at 1815-1825 Main Street, 50 Creamery Road and 64 Creamery Road, Bovina, NY, will operate as a Distillery
  - (ii) The project is located in the Town of Bovina.
  - (iii) The project will utilize a municipal sewer system.
  - (iv) The project appears to present no threat to water quality.
  - (v) The project appears to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
  - (vi) Based on NYCDEP the project is not in the 60 day travel time.
  - (vii) There is no impact on Federal or State wetlands.
- (b) The project maintains the character of the Town of Kortright.
  - (i) The project is consistent with current zoning.
  - (ii) The project is compatible with surrounding land uses.
  - (iii) The project will not generate excessive traffic.
  - (iv) The project as described is of such magnitude that it does not appear likely to promote secondary growth and therefore requires not additional review of land use plans or infrastructure.
4. The project is consistent with the West of Hudson Economic Development Study, which has been completed.
5. Not applicable.

*Voice Vote, carried unanimously.*

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A motion to approve Tab 35, Resolution No. 5871, was made by Innes Kasanof and seconded by James Sofranko.

CFF – Business Loan – 1084 Main Street Associates LLC. – Tab 35

October 7, 2025

RESOLUTION NO. 5871

APPROVAL OF 1084 MAIN STREET ASSOCIATES LLC

BUSINESS LOAN

WHEREAS, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest loans to qualified economic development projects in the West of Hudson Watershed to be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

WHEREAS, by Resolution No. 5451, 1084 Main Street Associates LLC was approved for a Five Hundred Thousand Dollar (\$500,000.00) loan for a term of twenty (20) years, at a rate five and twenty-five hundredths percent (5.25%), adjustable every five years to the CWC rate in effect at that time, such that the outstanding principal is fully paid on the two hundred and fortieth (240th) payment date, to renovate the real property known as 1084 Main Street, Fleischmanns NY, and for soft costs; and

WHEREAS, 1084 Main Street Associates LLC has applied for an additional Three Hundred Thousand Dollar (\$300,000.00) for a total of Eight Hundred Thousand Dollar (\$800,000.00) 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 renovate the real property known as 1084 Main Street, Fleischmanns NY, and for soft costs; and

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

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

WHEREAS, the CWC Loan Committee has recommended approval of the CWC Loan application from 1084 Main Street Associates LLC, waiving the participating lender requirement and loan maturity rules; and

WHEREAS, the CWC staff has reviewed and processed this application, and submitted a loan application report to the Board of Directors, attached hereto; and

WHEREAS, the Executive Director, pursuant to the CFF Program rules, has evaluated and determined that this loan meets the criteria for a qualified economic development project, said recommendation is attached hereto and made a part hereof; and

WHEREAS, pursuant to the CFF Program Contract a condition of CFF loans (and grants) is that the recipient shall comply with all applicable provisions of the New York City Watershed regulations, as well as other applicable laws, rules and regulations; and

WHEREAS, prior to closing on this loan, all applicable approvals will have been received by the applicant; and

WHEREAS, pursuant to the CFF Program rules only the CWC Board of Directors may make an award from the CFF to an applicant.

NOW, THEREFORE BE IT RESOLVED, the CWC Board determines 1084 Main Street Associates LLC's application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Eight Hundred Thousand Dollars (\$800,000.00) 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 1084 Main Street Associates LLC

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to 1084 Main Street Associates LLC located in the Town of Middletown, Village of Fleischmanns, NY. Evaluation is

based on the Evaluation Criteria established in the Catskill Fund for the Future Program Rules, approved on August 22, 2001 by the CWC Board of Directors.

4. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1084 Main Street, Fleischmanns, NY, owned by 1084 Main Street Associates LLC, is presently in compliance with all applicable environmental statutes and regulations.
5. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 1084 Main Street, Fleischmanns, NY, owned by 1084 Main Street Associates LLC, is not subject to any enforcement actions by any regulatory agency.
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) 1084 Main Street Associates LLC, located at 1084 Main Street, Fleischmanns, NY, will lease space to Commercial Businesses.
 - (viii) The project 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 12:45 PM**