

Catskill Watershed Corporation

Board Meeting

December 2, 2025

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call of Directors**
- IV. Review and Approval of November 4, 2025 Board Minutes – Tab 1**
- V. Presentation of Communications**
 - Finance Report – Tab 2
 - Executive Director’s Report – Tab 3
 - Committee Meeting Schedule – Tab 4
 - Committee Meeting Minutes – Tab 5
- VI. Public Discussion**
- VII. Presentation of Resolutions (* Pending Committee Recommendation)**
- VIII. Res #5834 Tab 6 – MOA 145 – Stonewall Windham LLC – Tabled 9/2/25, 10/7/25 & 11/4/25**
 - Res #5908 Tab 7 – Septic Over \$30,000 – Christine Creter
 - Res #5909 Tab 8 – Septic Over \$30,000 – Alvin Erlandson
 - Res #5910 Tab 9 – Septic Over \$30,000 – Miguel Pinto
 - Res #5911 Tab 10 – Septic Over \$30,000 – Kenneth Wood
 - Res #5912 Tab 11 – Septic Over \$30,000 – Additional Cost – Ashley Allen
 - Res #5913 Tab 12 – Septic Over \$30,000 – Additional Cost – Doris Annabel
 - Res #5914 Tab 13 – Septic Over \$30,000 – Additional Cost – Walter Bassano
 - Res #5915 Tab 14 – Septic Over \$30,000 – Additional Cost – William Burleson
 - Res #5916 Tab 15 – Septic Over \$30,000 – Additional Cost - Constance Herndon
 - Res #5917 Tab 16 – Septic Over \$30,000 – Additional Cost – Robert Howe
 - Res #5918 Tab 17 – Septic Over \$30,000 – Additional Cost – Benjamin Kalina
 - Res #5919 Tab 18 – Septic Over \$30,000 – Additional Cost – Dragos Ianau
 - Res #5920 Tab 19 – Septic Over \$30,000 – Additional Cost – Thomas Mueller
 - Res #5921 Tab 20 – Septic Over \$30,000 – Additional Cost – Jason Roxby
 - Res #5922 Tab 21 – Septic Over \$30,000 – Additional Cost – Kathleen Wahlund
 - Res #5923 Tab 22 – Septic Over \$30,000 – Additional Cost – Expanded Septic – Caitlyn Roberts
 - Res #5924 Tab 23 – Second Time Repair Eligibility – Stephani Dimopoulos*
 - Res #5925 Tab 24 – Second Time Repair Eligibility – Barry Knight*
 - Res #5926 Tab 25 – Second Time Repair Eligibility – Mary Leonard*
 - Res #5927 Tab 26 – Second Time Repair Eligibility – William Marchand*
 - Res #5928 Tab 27 – Second Time Repair Eligibility – George Nicholes*
 - Res #5929 Tab 28 – Septic – 4th Amendment to Septic V
 - Res #5930 Tab 29 – FSW – 53470 State Highway 30 LLC
 - Res #5931 Tab 30 – FSW – Hudson Forest Gardens LLC – Stormwater Controls
 - Res #5932 Tab 31 – FSW – Hunter Tannersville School – Stormwater Controls
 - Res #5933 Tab 32 – MOA 145 – 53470 State Highway 30 LLC
 - Res #5934 Tab 33 – MOA 145 – Hudson Forest Gardens LLC
 - Res #5935 Tab 34 – Authorization for Submission of Comments – Draft Water Withdrawal Permit
 - Res #5936 Tab 35 – Finance – Executive Director Compensation
 - Res #5937 Tab 36 – CFF – Program Rule Changes
 - Res #5938 Tab 37 – CFF – Moratorium for Loans Outside of NYC Watershed in Ulster County
- Executive Session**
 - Res #5939 Tab 38 – CFF – Business Loan - Video Entertainment Plus Inc.
- IX. Announcements from the Chair**
- X. Board Member Discussion – Next Meeting January 6, 2026**
- XI. Adjournment**

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

DRAFT MINUTES

November 4, 2025

I. Called to Order at 11:18 AM

II. Pledge of Allegiance: Led by Tina Molé

III. Roll Call of Directors

Members Present: Tina Molé, Alicia Terry, James Sofranko, Shilo Williams, Richard Parete, Christopher Mathews, Joseph Cetta, Jeff Senterman, Arthur Merrill, George Haynes, Jr, 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 and Samantha Costa

Others Present: Mike Maloney (NYSDOH), Pat Palmer (NYSDOH), and Heidi Emrich (Ulster County Environmental Planner)

Others Present Via Zoom: John Wimbush (Department of State WPPC Coordinator), Nick Carbone (Watershed Affairs Coordinator), Morgan Tarbell (NYSDOH) and Pauline Wanjugi (NYSDOH)

IV. Review and Approval of October 7, 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 September 30, 2025, was made by Arthur Merrill and seconded by Joseph Cetta.

Voice Vote carried unanimously.

Executive Director's Report

Committee Schedule

Committee Meeting Minutes

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

VI. Public Discussion: Samantha discussed the two fundraisers – Toys For Tots and the Regional Food Bank Drive

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 15, Resolution No. 5873 to Resolution No. 5881, was made by Thomas Hoyt and seconded by Arthur Merrill.

**Septic Over \$30,000 – Eljana Behrami – Tab 7**

November 4, 2025

**RESOLUTION NO. 5873**



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

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

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

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Fifty Thousand Three Hundred Ninety-Eight Dollars and Sixty-Nine Cents (\$50,398.69) 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 portion of the contractor’s quote is Thirty-Seven Thousand Three Hundred Nineteen Dollars and Eighteen Cents (\$37,319.18); and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Thirty-Seven Thousand Three Hundred Nineteen Dollars and Eighteen Cents (\$37,319.18) 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-Seven Thousand Three Hundred Nineteen Dollars and Eighteen Cents (\$37,319.18).

**Eljana Behrami Over \$30,000:**

Address: 279 Durham Road, Gilboa NY 12076

Town: Conesville

Bedrooms: 2 Designed For 4

Engineer: Dan Crandell P.E.

Contractor: Eric Dahlberg Construction

Sign In Date: 02/15/25

Design Application Received By DEP: 05/14/24

Design Application Deemed Complete: 06/04/24

Date Recommended For DEP Design Approval: 06/11/24

2-Year Deadline: 02/15/27

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$50,398.69, \$53,100.57 and \$54,000.09. Major components of this system include a 1,250-gallon septic tank, one siphon chamber, 195 linear feet gravity pipe, an effluent filter, one distribution box, 573 cubic yards of absorption fill material, 385 linear feet of absorption trench, 150 linear feet of improved swale and site restoration. The lowest quote is within 10% of the staff estimated cost of construction based on the Schedule of Values. Construction costs for the two additional bedrooms have been determined to be \$13,079.51. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Eljana Behrami in the amount not to exceed \$37,319.18 to build his septic system.

**RESOLUTION NO. 5874**

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

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

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

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Fifty-Three Thousand Five Hundred Eighty-Three Dollars (\$53,583.00); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Fifty-Three Thousand Five Hundred Eighty-Three Dollars (\$53,583.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Fifty-Three Thousand Five Hundred Eighty-Three Dollars (\$53,583.00) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Fifty-Three Thousand Five Hundred Eighty-Three Dollars (\$53,583.00).

**Kevin Blumenthal Over \$35,000:**

Address: 2465 County Route 2, Delancey NY 13752

Town: Hamden

Bedrooms: 5

Engineer: Steele Brook Engineering

Contractor: A&M Excavating

Sign In Date: 05/30/24

Design Application Received By DEP: 02/07/25

Design Application Deemed Complete: 02/12/25

Date Recommended for DEP Design Approval: 04/17/25

2-Year Deadline: 05/30/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$53,583.00, \$57,790.00 and \$58,675.00. Major components of this system include a 1,500-gallon H 20 septic tank, one H 20 pump chamber, 47 linear feet gravity pipe, 307 linear feet of force main, an effluent filter, 280 linear feet of Infiltrators, 93 linear feet of improved swale, 68 linear feet of one-inch pipe, eight one-inch clean outs, set tanks with a large excavator, spread and reclaim excess material and site restoration. 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 \$53,583.00.

**RESOLUTION NO. 5875**

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

**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-Nine Thousand Two Hundred Seventy-Seven Dollars and Seventy-Nine Cents (\$39,277.79); 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-Nine Thousand Two Hundred Seventy-Seven Dollars and Seventy-Nine Cents (\$39,277.79) 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-Nine Thousand Two Hundred Seventy-Seven Dollars and Seventy-Nine Cents (\$39,277.79) 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-Nine Thousand Two Hundred Seventy-Seven Dollars and Seventy-Nine Cents (\$39,277.79).

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

Address: 280 John B. Hewitt Road, Denver NY 12421

Town: Roxbury

Bedrooms: 3

Engineer: Rex Sanford P.E.

Contractor: Maduri Excavating

Sign In Date: 08/21/18

Design Application Received By DEP: 04/28/20

Design Application Deemed Complete: 04/29/20

Date Recommended for DEP Design Approval: 04/29/20 – Reapproval 08/22/25

2-Year Deadline:

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$39,277.79, \$42,058.60 and \$43,666.96. Major components of this system include a 1,000 gallon septic tank, 85 linear feet of gravity pipe, an effluent filter, one distribution box, 140 cubic yards of absorption fill material, 250 linear feet of absorption trench, 120 linear feet of curtain drain, 60 linear feet of access road, set the septic tank with a large excavator and site restoration. 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 \$39,277.79.

**Septic Over \$30,000 – Alexa Evans – Tab 10**

November 4, 2025

**RESOLUTION NO. 5876**

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

**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 Thousand Six Hundred Sixty Dollars (\$80,660.00); 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 Thousand Six Hundred Sixty Dollars (\$80,660.00) 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 Thousand Six Hundred Sixty Dollars (\$80,660.00) 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 Thousand Six Hundred Sixty Dollars (\$80,660.00).

**Alexa Evans Over \$35,000:**

Address: 4262 State Route 212, Lake Hill NY 12448

Town: Woodstock

Bedrooms: 4

Engineer: Praetorius & Conrad

Contractor: James Rion

Sign In Date: 07/29/24

Design Application Received By DEP: 05/06/25

Design Application Deemed Complete: 05/14/25

Date Recommended for DEP Design Approval: 05/14/25

2-Year Deadline: 07/29/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$80,660.00, \$89,472.04 and \$91,951.04. Major components of this system include a 1,250-gallon septic tank, one pump chamber, 17 linear feet of gravity pipe, 355 linear feet of force main, an effluent filter, 102 cubic yards of absorption fill material, four peat modules, 290 linear feet of access road, remove seven trees, four clay dams,

set tanks with a large excavator, flaggers and site restoration. 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 \$80,660.00.

**Septic Over \$30,000 – David Melville – Tab 11**

November 4, 2025

**RESOLUTION NO. 5877**

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

**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-Three Thousand Eight Hundred Forty-Nine Dollars (\$43,849.00); 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-Three Thousand Eight Hundred Forty-Nine Dollars (\$43,849.00) 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-Three Thousand Eight Hundred Forty-Nine Dollars (\$43,849.00) 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-Three Thousand Eight Hundred Forty-Nine Dollars (\$43,849.00).

**David Melville Over \$35,000:**

Address: 14 Mountain Valley Road, Boiceville NY 12412

Town: Olive

Bedrooms: 3

Engineer: Joseph M. Boek P.E.

Contractor: Mammoth Excavation Inc.

Sign In Date: 06/10/25

Design Application Received By DEP: 07/08/25

Design Application Deemed Complete: 07/16/25

Date Recommended for DEP Design Approval: 07/23/25

2-Year Deadline: 06/10/27

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$43,849.00, \$44,595.32 and \$44,781.90. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 14 linear feet of gravity pipe, 22 linear feet of force main, an effluent filter, one distribution box, 177

cubic yards of absorption fill material, 184 linear feet of absorption trench, set tanks with a large excavator, four road plates, excavate cut and fill area, spread and reclaim excess material and site restoration. 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 \$43,849.00.

**Septic Over \$30,000 – Marc Peeters – Tab 12**

November 4, 2025

**RESOLUTION NO. 5878**

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

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

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

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Fifty-Six Thousand Five Hundred Forty-Three Dollars and Twenty-Five Cents (\$56,543.25); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Fifty-Six Thousand Five Hundred Forty-Three Dollars and Twenty-Five Cents (\$56,543.25) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Fifty-Six Thousand Five Hundred Forty-Three Dollars and Twenty-Five Cents (\$56,543.25) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Fifty-Six Thousand Five Hundred Forty-Three Dollars and Twenty-Five Cents (\$56,543.25).

**Marc Peeters Over \$35,000:**

Address: 218 East River Road, Walton NY 13856

Town: Walton

Bedrooms: 3

Engineer: Benjamin Dates P.E.

Contractor: Dutcher Construction

Sign In Date: 09/30/24

Design Application Received By DEP: 10/04/24

Design Application Deemed Complete: 10/11/24

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

2-Year Deadline: 09/30/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$56,543.25, \$78,563.27 and \$79,404.71. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 26 linear feet of gravity pipe, 120 linear feet of force main, an effluent filter, one distribution box, 402 cubic yards of absorption fill material, 180 linear feet of Presby pipe, 30 cubic yards of C-33 sand, 68 linear feet of vent pipe, 110 linear feet of access road and site restoration. 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 \$56,543.25.

**Septic Over \$30,000 – Tara Smalls – Tab 13**

November 4, 2025

**RESOLUTION NO. 5879**

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

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

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

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Fifty-Two Thousand Five Hundred Ninety-One Dollars and Forty-Four Cents (\$52,591.44); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Fifty-Two Thousand Five Hundred Ninety-One Dollars and Forty-Four Cents (\$52,591.44) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Fifty-Two Thousand Five Hundred Ninety-One Dollars and Forty-Four Cents (\$52,591.44) 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-Two Thousand Five Hundred Ninety-One Dollars and Forty-Four Cents (\$52,591.44).

**Tara Smalls Over \$35,000:**

Address: 22 Lake Cecil Road, Sidney Center NY 13839

Town: Tompkins

Bedrooms: 3

Engineer: Benjamin Dates P.E.

Contractor: Dutcher Construction

Sign In Date: 06/11/25

Design Application Received By DEP: 09/14/24

Design Application Deemed Complete: 09/23/24

Date Recommended for DEP Design Approval: 10/25/24

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$52,591.44, \$53,250.00 and \$62,500.00. Major components of this system include a 1,000-gallon septic tank, one pump chamber, eight linear feet of gravity pipe, 165 linear feet of force main, one distribution box, 315 cubic yards of absorption fill material, 175 linear feet of Presby pipe, 30 cubic yards of C-33 sand, 133 linear feet of vent pipe, 20 linear feet of four-inch Schedule 80 pipe and site restoration. 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 \$52,591.44.

**Septic Over \$30,000 – Bruce Thomas – Tab 14**

November 4, 2025

**RESOLUTION NO. 5880**

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

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

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

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Forty-Two Thousand Sixty-Five Dollars and Four Cents (\$42,065.04); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Forty-Two Thousand Sixty-Five Dollars and Four Cents (\$42,065.04) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Two Thousand Sixty-Five Dollars and Four Cents (\$42,065.04) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Two Thousand Sixty-Five Dollars and Four Cents (\$42,065.04).

**Bruce Thomas Over \$35,000:**

Address: 469 Route 13, Prattsville NY 12468

Town: Lexington

Bedrooms: 2

Engineer: John Bolger P.E.

Contractor: Mountain Top Excavating

Sign In Date: 07/22/24

Design Application Received By DEP: 01/14/25

Design Application Deemed Complete: 01/24/25



Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$42,065.04, \$43,047.40 and \$45,097.00. Major components of this system include a 1,250 gallon septic tank, a pump chamber, 25 linear feet of gravity pipe, 228 linear feet of force main, one distribution box, an effluent filter, 275 cubic yards of absorption fill material, 300 linear feet of absorption trench, 140 linear feet of curtain drain, 30 linear feet of curtain drain outlet pipe, 170 linear feet of access road, remove 26 trees, shuttle stone for tanks, shuttle tanks and site restoration. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$42,065.04.

**Septic Over \$30,000 – Gordon Gardner - Tab 15**

November 4, 2025

**RESOLUTION NO. 5881**

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

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

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

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Fifty-Five Thousand Dollars (\$55,000.00); and

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

**WHEREAS**, the CWC staff have determined the eligible amount of Fifty-Five Thousand Dollars (\$55,000.00) to be a reasonable cost for this system in accordance with the schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Fifty-Five Thousand Dollars (\$55,000.00) 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 the amount of Fifty-Five Thousand Dollars (\$55,000.00).

**Gordon Gardner Over \$35,000:**

Address: 2684 County Highway 1, Andes NY 13731

Town: Andes

Bedrooms: 2

Engineer: Steele Brook Engineering

Contractor: JJB Excavation & Septic’s Inc.

Sign In Date: 02/15/24

Design Application Received By DEP: 08/27/24

Design Application Deemed Complete: 09/15/24  
Date Recommended for DEP Design Approval: 02/05/25  
2-Year Deadline: 02/15/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$55,000.00, \$64,080.00 and \$67,184.00. Major components of this system include a 1,000-gallon septic tank, one pump chamber, 33 linear feet of gravity pipe, 176 linear feet of force main, an effluent filter, 181 cubic yards of absorption fill material, 48 cubic yards of random fill material, two peat modules, 60 linear feet of improved swale, remove six trees, bucket material and site restoration. 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 \$55,000.00.

*Voice Vote carried unanimously.*

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A motion to approve Tab 16 to Tab 22, Resolution No. 5882 to Resolution No. 5888, was made by James Sofranko and seconded by Jeff Senterman.

Septic Over \$30,000 – Additional Cost – Joshua Boissy – Tab 16

November 4, 2025

RESOLUTION NO. 5882

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

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 Joshua Boissy in the amount of Twenty-Nine Thousand Eight Hundred Eighty-Six Dollars and Twenty-Four Cents (\$29,886.24); and

WHEREAS, CWC staff has reviewed Three construction quotes submitted by a contractor for the septic system repair in the amount of Seven Thousand Thirty-Seven Dollars and Eighty-Eight Cents (\$7,037.88); and

WHEREAS, the cost for the septic system is more than Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, the CWC staff have determined the contractor’s quote of Seven Thousand Thirty-Seven Dollars and Eighty-Eight Cents (\$7,037.88) 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 contractor’s quote of Seven Thousand Thirty-Seven Dollars and Eighty-Eight Cents (\$7,037.88) 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 Nine Hundred Twenty-Four Dollars and Twelve Cents (\$36,924.12).

Joshua Boissy Over \$30,000:

Address: 59475 State Highway 10, Hobart NY 13788

Town: Kortright

Bedrooms: 4

Engineer: Benjamin Dates P.E.

Contractor: Ted's Grading & Landscaping

The project was previously approved for \$29,886.24. The contractor damaged the spring line while excavating the absorption field. He had expressed concern over this possibility in a pre-construction meeting. He asked the homeowner if they had a pump. They said no. When he had the line re-routed and connected, he discovered that there was a pump in a closet that had burned out while there was no water supply. Additional restoration was needed for a material staging area. Enormous amounts of groundwater made it necessary to run dewatering pumps for hours to set the septic tank and pump chamber. The septic tank was set in place of an exceptionally large cesspool that had to be decommissioned. This required the contractor to install an additional 20 cubic yards of stone. The contractor has requested \$7,037.88 for the additional work. This amount appears to be reasonable and justified. The Committee recommend to the Board of Directors that they accept this reimbursement request of \$7,037.88 for a total project cost of \$36,924.12.

Septic Over \$30,000 – Additional Cost – Charles DeBellis – Tab 17

November 4, 2025

RESOLUTION NO. 5883

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

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

WHEREAS, on May 7, 2024, by Resolution Number 5240, the CWC Board of Directors approved reimbursement to Charles Debellis in an amount not to exceed Forty-Five Thousand Three Hundred Twenty-Three Dollars and One Cent (\$45,323.01); and

WHEREAS, CWC staff has reviewed additional construction invoices, the eligible amount for the septic system repair is Six Thousand One Dollar and Fifty-One Cent (\$6,001.51); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Six Thousand One Dollar and Fifty-One Cents (\$6,001.51); and

WHEREAS, CWC staff have determined that Fifty-One Thousand Three Hundred Twenty-Four Dollars and Fifty-Two Cents (\$51,324.52) 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 total reimbursement of Fifty-One Thousand Three Hundred Twenty-Four Dollars and Fifty-Two Cents (\$51,324.52) 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-One Thousand Three Hundred Twenty-Four Dollars and Fifty-Two Cents (\$51,324.52).

Charles Debellis Backup

Address: 3902 State Highway 28, Boiceville NY 12412

Town: Olive

Engineer: Rex Sanford P.E.

Contractor: Eberhardt Excavation

This project was previously approved for \$45,323.01. Water continued to seep out of the bank after the curtain drain was installed. The engineer had the contractor extend the curtain drain 60 linear feet. Water continued to impact the system, The engineer had the contractor install a second curtain drain and outlet pipe. Five large willows were cut and stumps removed. Random fill material was brought in to fill the voids. Due to high groundwater, the engineer directed the contractor to add six inches to the depth of absorption fill material. Sixty cubic yards of additional fill material was required. An additional six cubic yards of C-33 sand were needed for the Presby system. The contractor has requested \$10,002.52 for the added work. This is a secondary residence eligible for 60% reimbursement. The Committee recommend to the Board of Directors that they accept this reimbursement request of \$6,001.51 for a total project cost of \$51,324.52.

Septic Over \$30,000 – Additional Cost – Steven Golden – Tab 18

November 4, 2025

RESOLUTION NO. 5884

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

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

WHEREAS, on February 4, 2025, by Resolution Number 5596, the CWC Board of Directors approved reimbursement to Steven Golden in an amount not to exceed Forty-One Thousand One Hundred Nineteen Dollars and Twenty-Four Cents (\$41,119.24); and

WHEREAS, CWC staff has reviewed additional construction invoices, the eligible amount for the septic system repair is Six Hundred Sixty-Nine Dollars and Thirteen Cents (\$669.13); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Six Hundred Sixty-Nine Dollars and Thirteen Cents (\$669.13); and

WHEREAS, CWC staff have determined that Forty-One Thousand Seven Hundred Eighty-Eight Dollars and Thirty-Seven Cents (\$41,788.37) 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 total reimbursement of Forty-One Thousand Seven Hundred Eighty-Eight Dollars and Thirty-Seven Cents (\$41,788.37) 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-One Thousand Seven Hundred Eighty-Eight Dollars and Thirty-Seven Cents (\$41,788.37).

Steven Golden Backup

Address: 724-728 High Point Mountain Road, West Shokan NY 12494

Town: Olive

Engineer: Rex Sanford P.E.

Contractor: Burns Enterprises LLC

This project was previously approved for \$41,119.24. Material excavated for the septic tank and piping was unsuitable for backfill. The contractor brought 30 cubic yards of random fill material to replace it. Sixteen additional cubic yards of absorption fill material were needed because of uneven topography in the absorption field. The contractor has requested \$1,115.22 for the added work. This is a secondary residence eligible for 60% reimbursement. This amount appears to be reasonable and justified. The Committee recommend to the Board of Directors that they accept this reimbursement request of \$669.13 for a total project cost of \$41,788.37.

Septic Over \$30,000 – Additional Cost – Michael Hynes/Stacey Keck – Tab 19

November 4, 2025

RESOLUTION NO. 5885

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER \$30,000 – ADDITIONAL COSTS:
MICHAEL HYNES/STACEY KECK

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

WHEREAS, on August 6, 2024, by Resolution Number 5367 and Resolution Number 5368, the CWC Board of Directors approved reimbursement to Michael Hynes and Stacey Keck, in a total amount not to exceed Ninety-Nine Thousand Eight Hundred Ninety-Five Dollars (\$99,895.00); and

WHEREAS, CWC staff has reviewed additional construction invoices, the amount for the septic system repair is Fourteen Thousand Dollars (\$14,000.00); and

WHEREAS, the total contractor's invoices for this system are 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 Fourteen Thousand Dollars (\$14,000.00); and

WHEREAS, CWC staff have determined that One Hundred Thirteen Thousand Eight Hundred Ninety-Five Dollars (\$113,895.00) 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 total reimbursement of One Hundred Thirteen Thousand Eight Hundred Ninety-Five Dollars (\$113,895.00) 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 One Hundred Thirteen Thousand Eight Hundred Ninety-Five Dollars (\$113,895.00).

Michael Hynes/Stacey Keck Backup

Address: 53-64 Crest Drive, Roxbury NY 12474

Town: Roxbury

Engineer: John Bolger P.E.

Contractor: LaFever Excavating Inc.

This project was previously approved for \$99,895.00. The contractor claims they were told a pressure test was not needed for approval. The work to do this was not included in the quote. The DEC required pressure testing after the sewer extension was installed. Because the project was finished, a lot of excavation and restoration was required. The contractor has requested \$14,000.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$113,895.00. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$14,000.00 for total reimbursement not-to-exceed \$113,895.00.

Septic Over \$30,000 – Additional Cost – Rebekkah Martin – Tab 20

November 4, 2025

RESOLUTION NO. 5886

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

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

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

WHEREAS, on May 6, 2025, by Resolution Number 5669, the CWC Board approved reimbursement to Rebekkah Martin in an amount not-to-exceed Thirty-Four Thousand Nine Hundred One Dollar and Five Cents (\$34,901.05); 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 Eleven Thousand Dollars (\$11,000.00) and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Eleven Thousand Dollars (\$11,000.00); and

WHEREAS, CWC staff have determined that Forty-Five Thousand Nine Hundred One Dollar and Five Cents (\$45,901.05) 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 Nine Hundred One Dollar and Five Cents (\$45,901.05) 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 Nine Hundred One Dollar and Five Cents (\$45,901.05).

Rebekkah Martin Backup

Address: 3669 County Highway 33, Bloomville NY 13739

Town: Kortright

Engineer: Benjamin Dates P.E.

Contractor: Van Dusen Backhoe & Landscape Service

This project was previously approved for \$34,901.05. The contractor encountered multiple lines leaving the house and had to set the septic tank much deeper to accommodate re-worked plumbing. This change made it impossible to have gravity flow to the absorption field. The field was moved downslope. Additional trees had to be cut down. The restoration area was increased. The contractor has requested \$11,000.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$11,000.00 for total reimbursement not-to-exceed \$45,901.05.

Septic Over \$30,000 – Additional Cost – Mark Pezzati – Tab 21

November 4, 2025

RESOLUTION NO. 5887

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

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

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

WHEREAS, on January 7, 2025, by Resolution Number 5567, the CWC Board approved reimbursement to Mark Pezzati in an amount not-to-exceed Forty-Eight Thousand Six Hundred Twenty-Five Dollars and Nine Cents (\$48,625.09); 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 Two Thousand Dollars (\$2,000.00); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Two Thousand Dollars (\$2,000.00); and

WHEREAS, CWC staff have determined that Fifty Thousand Six Hundred Twenty-Five Dollars and Nine Cents (\$50,625.09) 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 Thousand Six Hundred Twenty-Five Dollars and Nine Cents (\$50,625.09) 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 Thousand Six Hundred Twenty-Five Dollars and Nine Cents (\$50,625.09).

Mark Pezzati Backup

Address: 583 Rich Road, Andes NY 13731

Town: Andes

Engineer: Steele Brook Engineering

Contractor: Halcott Center Excavation & Landscaping

This project was previously approved for \$48,625.09. Numerous rocks were encountered while excavating for the septic tank and piping. Material had to be brought in to backfill the tank. The material and rocks excavated were spread and reclaimed on site. The contractor has requested \$2,000.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$2,000.00 for total reimbursement not-to-exceed \$50,625.09.

Septic Over \$30,000 – Additional Cost – Doris Ross – Tab 22

November 4, 2025

RESOLUTION NO. 5888

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

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

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

WHEREAS, CWC Staff previously approved reimbursement to Doris Ross in the amount not-to-exceed Eight Thousand Four Hundred Dollars (\$8,400.00) for installation of a one thousand gallon septic tank; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the additional work in the amount of Forty-Six Thousand Nine Hundred Forty-Five Dollars (\$46,945.00); and

WHEREAS, the total contractor's invoice 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 Forty-Six Thousand Nine Hundred Forty-Five Dollars (\$46,945.00); and

WHEREAS, CWC staff have determined that Fifty-Five Thousand Three Hundred Forty-Five Dollars (\$55,345.00) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommends approving total reimbursement of Fifty-Five Thousand Three Hundred Forty-Five Dollars (\$55,345.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Fifty-Five Thousand Three Hundred Forty-Five Dollars (\$55,345.00).

Doris Ross Backup

Address: 3744 County Highway 21, Walton NY 13856

Town: Walton

Bedrooms: 3

Engineer: Steele Brook Engineering

Contractor: Ben Reynolds Construction

Sign In Date: 03/18/25

Design Application Received By DEP: 05/06/25

Design Application Deemed Complete: 05/25/25

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

2-Year Deadline: 03/18/27

This project was previously approved for \$8,400.00 for emergency installation of a 1,000 gallon septic tank. Most of the major components of this system include one 1,250 gallon septic tank, 390 linear feet of gravity pipe, one distribution box, an effluent filter, 188 cubic yards of absorption fill material, 120 linear feet of Presby pipe, 15 cubic yards of C-33 sand, five cleanouts, plumbing modification and site restoration. The lowest quote, submitted by Ben Reynolds Construction Company, Inc., is within 10% of the staff estimated cost of construction based on the Schedule of Values. The total project cost will be \$55,345.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Doris Ross in the amount not to exceed \$46,945.00 for additional costs to build her septic system.

Voice Vote carried unanimously.

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A motion to approve Tab 23, Resolution No. 5889, was made by Christopher Mathews and seconded by Innes Kasanof.

**Septic Over \$30,000 – Additional Cost – Expanded Septic – Winnisook Inc – Nulty House – Tab 23**

November 4, 2025

**RESOLUTION NO. 5889**

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER \$30,000:  
WINNISOOK INC. - EXPANDED SEPTIC PROGRAM**

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

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

**WHEREAS**, on March 4, 2025, by Resolution Number 5615, the CWC Board approved reimbursement to Winnisook Inc. in an amount not to exceed Ninety-Five Thousand Seven Hundred Seventy-Eight Dollars and Ninety-Nine Cents (\$95,778.99); 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 Forty-Three Thousand Fifty-Seven Dollars and Ninety-Six Cents (\$43,057.96); 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 Forty-Three Thousand Fifty-Seven Dollars and Ninety-Six Cents (\$43,057.96) to be a reasonable cost for this system in accordance with our schedule of values; and

**WHEREAS**, the Septic Committee has reviewed the documentation and recommend approving the total reimbursement of One Hundred Thirty-Eight Thousand Eight Hundred Thirty-Six Dollars and Ninety-Five Cents (\$138,836.95) as it is in substantial agreement with our schedule of values.

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of One Hundred Thirty-Eight Thousand Eight Hundred Thirty-Six Dollars and Ninety-Five Cents (\$138,836.95).

**Winnisook Inc. Backup**

**Expanded Septic Program – Nulty House**

Address: 93 Winnisook Club Road, Oliverea NY 12410

Town: Shandaken

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

The project was previously approved for \$95,778.99. Water filled excavations for the septic tank and pump chamber. The contractor was unable to set the tanks. They had to be relocated higher up the hill. Interior plumbing was raised to avoid deep excavation into groundwater. Extra material was brought to the site to cover the tanks. Rock was encountered during excavation for the septic tank and absorption field. The contractor hammered for 87.5 hours to attain necessary depth. Additional fill material was required to replace the rock. Excavated rock had to be spread and reclaimed on site. The contractor has requested \$43,057.96 for the added work. The Septic Committee recommends that the Board approves an additional reimbursement of \$43,057.96 for total reimbursement not to exceed \$138,836.95

*Voice Vote carried unanimously.*

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A motion to approve Tab 24 to Tab 25, Resolution No. 5890 to Resolution No. 5891, was made by Arthur Merrill and seconded by Richard Parete.

Second Time Repair Eligibility – Deborah Capodiferro – Tab 24

November 4, 2025

RESOLUTION NO. 5890

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY –
DEBORAH CAPODIFERRO**

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, Deborah Capodiferro, 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.

Deborah Capodiferro Backup

Ms. Capodiferro’s property is in the Town of Windham. This project was paid for in 2000 under our Reimbursement Program under a previous homeowner. The level in the pump chamber is high. We believe that multiple components of the pump chamber need to be replaced. The homeowner had a maintenance pump out done in 2025. CWC Septic Committee recommends the CWC Board of Directors approve Ms. Capodiferro’s eligibility for a second time repair funded by the MOA Septic Program.

Second Time Repair Eligibility – Lynda Rutherford – Tab 25

November 4, 2025

RESOLUTION NO. 5891

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY –
LYNDA RUTHERFORD**

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, Lynda Rutherford, 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.

Lynda Rutherford Backup

Ms. Rutherford’s property is in the Town of Hurley. This project was paid for in 2014 under our Priority 1B Program and approved for a second time repair in 2025 to fix the broken pipe. After the pipe was repaired the pump stopped working and needed to be replaced. The homeowner had maintenance pump outs done in 2017, 2021 and 2025. CWC Septic Committee recommends the CWC Board of Directors approve Ms. Rutherford’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 26 to Tab 28, Resolution No. 5892 to Resolution No. 5894, was made by Joseph Cetta and seconded by John Koiser.

**Future Stormwater – Austin Brown – McMurdy Brook Subdivison – Tab 26**

November 4, 2025

**RESOLUTION NO. 5892**

**BOARD REVIEW OF FUTURE STORMWATER PROGRAM APPLICATION FOR AUSTIN  
BROWN  
CONSTRUCTION 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 provide 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,** Austin Brown has applied for funding of eligible project costs in the amount of Fifty-Five Thousand Six Hundred Fifty Dollars and Eighty Cents (\$55,650.80) for construction of new stormwater controls related to the construction of a driveway in the Town of Kortright; and

**WHEREAS,** the CWC share of stormwater funding is 100% of the eligible costs for this project because Austin Brown 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 Fifty-Five Thousand Six Hundred Fifty Dollars and Eighty Cents (\$55,650.80); 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 Fifty-Five Thousand Six Hundred Fifty Dollars and Eighty Cents (\$55,650.80).

**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.

**Austin Brown (McMurdy Brook Subdivision)**

**Program:** FSW

**Address:** McMurdy Brook Road, South Kortright, NY

**Engineer:** Headwaters Engineering

**Contractor:** Dianich Excavating Inc.

**Tax Parcel ID:** 68.-4-9

**Project Description:**

On April 29, 2025, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Austin Brown’s property located in South Kortright, New York. The project required NYC DEP review and approval of a SWPPP to meet Watershed Regulations. In June 2024, the CWC Board previously approved resolution #5333 for mitigation construction work to stabilize the site and estimated design costs to implement a SWPPP

Mr. Brown re-constructed an existing gravel driveway and has no plans to build or develop the site any further. Mr. Brown was required by DEP to stabilize the length of the driveway by implementing temporary erosion and sediment controls. He was also required to implement a SWPPP which has been designed and approved for final construction stabilization of the gravel driveway.

Mr. Brown submitted an application on August 20, 2025 for estimated construction work to stabilize the site. Estimated construction costs with a CWC added 15% contingency totaled Fifty-Five Thousand Six Hundred Fifty Dollars and Eighty Cents (\$55,650.80). The applicant has elected 100% of DEP stormwater costs as the project does not have any NYSDEC post construction control requirements. Funding for this project is from the Future Stormwater Program only.

| COST BREAKOUT |                    |
|---------------|--------------------|
| Design:       | \$0                |
| Construction: | \$48,392.00        |
| <b>Total:</b> | <b>\$48,392.00</b> |

|                           |                    |
|---------------------------|--------------------|
| 15% Contingency:          | \$7,258.80         |
| <b>TOTAL:</b>             | <b>\$55,650.80</b> |
| <b>100% Election</b>      | <b>\$55,650.80</b> |
| <b>PROGRAM ALLOCATION</b> |                    |
| FSW Funding               | <b>\$55,650.80</b> |
| MOA-145 Funding           | \$0                |

The CWC recommends reimbursement of up to Fifty-Five Thousand Six Hundred Fifty Dollars and Eighty Cents (\$55,650.80) to Austin Brown for estimated costs associated with constructing a SWPPP required solely by NYC Watershed Regulations.

**Recommended Future Stormwater Funding Request not to exceed \$55,650.80**

**Future Stormwater – Oorah Inc – 123 Scotch Valley Road, Town of Jefferson – Tab 27**

November 4, 2025

**RESOLUTION NO. 5893**

**BOARD REVIEW OF FUTURE STORMWATER PROGRAM APPLICATION FOR OORAH INC,  
STORMWATER DESIGN 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**, Oorah Inc. has applied for funding of eligible project costs in the amount of Eleven Thousand Seven Hundred Sixty-Nine Dollars and Seventy-Two Cents (11,769.72) for construction of new stormwater controls related to clearing a ski slope for animal grazing pastures and a building addition; and

**WHEREAS**, the CWC share of stormwater funding is 35% of the eligible costs for this project because Oorah Inc. required an Individual New York State SPDES Permit; 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 Eleven Thousand Seven Hundred Sixty-Nine Dollars and Seventy-Two Cents (11,769.72); 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 Eleven Thousand Seven Hundred Sixty-Nine Dollars and Seventy-Two Cents (11,769.72).

**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.

**Oorah Inc.**

**Program:** FSW

**Address:** 123 Scotch Valley Road, Town of Jefferson

**Engineer:** Lamont Engineers

**Tax Parcel ID:** 188.-2-20

**Project Description:**

On August 14, 2024 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Oorah Inc., located on Scotch Valley Road in the town of Jefferson, NY. The applicant also obtained an Individual State SPDES permit from New York State Department of Environmental Conservation (DEC). An individual SPDES permit was prepared because the proposed activity was ineligible for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity as the project is intended to disturb over 26 acres on slopes greater than 25%.

The project will consist of clearing approximately 16 acres of wooded areas on the mountain in between the old ski trails. The cleared areas will be restored to an open grassy meadow for animal grazing. A 7,500-sf ballroom building addition will be constructed. Stormwater controls include erosion and sediment controls, a bioretention basin, a Bayfilter Stormwater Filtering System, and a dry detention basin.

Oorah Inc. submitted an application on September 4, 2025. Actual engineering costs totaled Thirty-Three Thousand Six Hundred Twenty-Seven Dollars and Seventy-Six Cents (33,627.76). The applicant has elected for 35% reimbursement of all DEP and DEC stormwater costs or Eleven Thousand Seven Hundred Sixty-Nine Dollars and Seventy-Two Cents (11,769.72)

| <b>COST BREAKOUT</b>      |                    |
|---------------------------|--------------------|
| Design:                   | \$33,627.76        |
| Construction:             | \$0                |
| <b>Total:</b>             | <b>\$33,627.76</b> |
| 15% Contingency:          | \$0                |
| <b>TOTAL:</b>             | <b>\$33,627.76</b> |
| <b>35% Election</b>       | <b>\$11,769.72</b> |
| <b>PROGRAM ALLOCATION</b> |                    |
| FSW Funding               | <b>\$11,769.72</b> |
| MOA-145 Funding           | <b>\$0</b>         |

CWC staff recommends reimbursement of up to Eleven Thousand Seven Hundred Sixty-Nine Dollars and Seventy-Two Cents (11,769.72) to Oorah Inc. for the design costs of implementing a SWPPP required by NYC Watershed Regulations and NYS Individual State Permit.

**Recommended Future Stormwater Funding Request not to exceed \$11,769.72**

**Future Stormwater – Shandaken Inn Properties LLC – Tab 28**

November 4, 2025

**RESOLUTION NO. 5894**

**BOARD REVIEW OF**  
**CWC FUTURE STORMWATER PROGRAM APPLICATION FOR**  
**SHANDAKEN INN LLC STORMWATER CONTROLS**

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

**WHEREAS**, the CWC in consultation with New York City Department of Environmental Protection (NYCDEP) established the Future Stormwater Program that provides for reimbursement or voucher for eligible stormwater projects; and

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

**WHEREAS**, Shandaken Inn LLC, has applied to the CWC Future Stormwater Program for one-half of 50% reimbursement of eligible design and construction costs for stormwater controls for three new cabins in the amount of Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63); and

**WHEREAS**, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

**WHEREAS**, CWC staff recommended reimbursement from CWC Future Stormwater Programs of eligible stormwater costs for an amount of Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63); and

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

**NOW, THEREFORE, LET IT BE RESOLVED**, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the Future Stormwater Program in the total not-to-exceed amount of Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63); for design and construction costs of stormwater controls for three new cabins.

**Shandaken Inn Properties LLC**

**Program:** FSW/MOA 145

**Address:** 1 Golf Course Road, Shandaken NY 12480

**Engineer:** Peak Engineering

**Contractor:** JW Dirtworks & Gardens by Trista

**Tax Parcel ID:** 4.20-1- 21.110

**Project Description:**

On July 21, 2022, DEP approved a Stormwater Pollution Prevention Plan (SWPPP) for Shandaken Inn Properties LLC, located in Shandaken, NY. The proposed project required a full SWPPP to meet the NYC DEP Watershed Regulations. In addition, a full SWPPP was required for coverage under the NYS DEC "General Permit for Stormwater Discharges from Construction Activities" (GP-0-20-001).

The project consisted of constructing four rental cabins and driveway/parking areas. The stormwater treatment system consisted of multiple rain gardens for each cabin and erosion and sediment controls.

Shandaken Inn Properties LLC submitted an application on June 20, 2025. Actual engineering and construction costs totaled Sixty-Two Thousand Six Hundred Thirty-Eight Dollars and Fifty Cents (\$62,638.50). The applicant has elected for 50% reimbursement of all DEP & DEC stormwater costs for a total of Thirty-One Thousand Three Hundred Nineteen Dollars and Twenty-Five Cents (\$31,319.25). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and



the MOA 145 or Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63) from each program.

| COST BREAKOUT       |                    |
|---------------------|--------------------|
| Design:             | \$30,712.00        |
| Construction:       | \$31,926.00        |
| <b>Total:</b>       | <b>\$62,638.50</b> |
| 15% Contingency:    | \$0                |
| <b>TOTAL:</b>       | <b>\$62,638.50</b> |
| <b>50% Election</b> | <b>\$31,319.25</b> |
| PROGRAM ALLOCATION  |                    |
| FSW Funding         | \$15,659.63        |
| MOA-145 Funding     | \$15,659.63        |

CWC staff recommends reimbursement of up to Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63) to Shandaken Inn Properties LLC from both the Future Stormwater Program and from the MOA-145 Program for the design and construction costs of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

**Recommended Future Stormwater Funding Request not to exceed \$15,659.63**

**Recommended MOA-145 Funding Request not to exceed \$15,659.63**

*Voice Vote carried unanimously.*

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A motion to approve Tab 29 to Tab 30, Resolution No. 5895 to Resolution No. 5896, was made by Innes Kasanof and seconded by Arthur Merrill.

MOA 145 – Creekside at Hunter LLC – Tab 29

November 4, 2025

RESOLUTION NO. 5895

**BOARD REVIEW OF CWC MOA 145 PROGRAM APPLICATION FOR
CREEKSIDE AT HUNTER LLC DESIGN & CONSTRUCTION COSTS FOR STORMWATER
CONTROLS**

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

WHEREAS, Section 145(ii) of the Watershed MOA and the West of Hudson Future Stormwater Program Rules provides for payment of eligible project costs required solely by the New York City Department of Environmental Protection (“NYCDEP”) and not otherwise required by State or federal law NYCDEP will fund 100% of the incremental costs of stormwater measures required solely by the Watershed Regulations for a small businesses as defined as resident in New York State, independently owned and operated, and employ one hundred (100) or less individuals; and

WHEREAS, by Resolution Number 3261, the CWC Board of Directors approved an agreement with NYCDEP for funding for CWC to enable CWC to administer the MOA 145 Stormwater Program for NYCDEP; and

WHEREAS, Creekside at Hunter LLC, has applied to the CWC MOA 145 Program for 100% reimbursement of eligible design & construction costs for stormwater controls for three residential dwellings in the amount of Fifty-Five Thousand Eighty-Five Dollars and Fifty-Two Cents (\$55,085.52); 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 Fifty-Five Thousand Eighty-Five Dollars and Fifty-Two Cents (\$55,085.52) 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 Fifty-Five Thousand Eighty-Five Dollars and Fifty-Two Cents (\$55,085.52) for design & construction costs of stormwater controls for three residential dwellings.

Creekside at Hunter, LLC

Program: MOA 145

Address: 7763, 7765 & 7773 Main Street; Village of Hunter; Greene County

Engineer: Lamont Engineers

Tax Parcel ID: 164.10-2-40, 164.10-2-41 & 164.10-2-42

Project Description:

On May 23, 2025, DEP approved an Individual Residential Stormwater Permit (IRSP) for Creekside at Hunter, LLC, for three residential dwellings located off Main Street in the Village of Hunter. The residences are located within 100 feet of a watercourse requiring an approved IRSP to comply with the Watershed Regulations. Coverage under the NYS DEC General Permit was not required.

The project consisted of the construction of three residential dwellings and associated parking. Stormwater controls included erosion and sediment controls and multiple rain gardens for each dwelling. Once the properties are sold, each individual lot owner will be eligible for their own O&M costs to maintain the gardens.

Creekside at Hunter, LLC submitted an application on September 11, 2025. Actual engineering and construction costs totaled Fifty-Five Thousand Eighty-Five Dollars and Fifty-Two Cents (\$55,085.52). The applicant has elected for 100% reimbursement of DEP only stormwater costs.

COST BREAKOUT	
Design:	\$1,375.00
Construction:	\$53,710.52
Total:	\$55,085.52
15% Contingency:	\$0
TOTAL:	\$55,085.52
100% Election	\$55,085.52
PROGRAM ALLOCATION	
FSW Funding	\$0
MOA-145 Funding	\$55,085.52

CWC staff recommends reimbursement of up to Fifty-Five Thousand Eighty-Five Dollars and Fifty-Two Cents (\$55,085.52) to Creekside at Hunter, LLC from the MOA 145 program for the design and construction costs of implementing a SWPPP required by NYC Watershed Regulations.

MOA 145 – Shandaken Inn Properties LLC – Tab 30

November 4, 2025

RESOLUTION NO. 5896

BOARD REVIEW OF
CWC MOA 145 PROGRAM APPLICATION FOR
SHANDAKEN INN 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, Shandaken Inn 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 three new cabins in the amount of Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63); 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 Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63); 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 Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63) for design and construction costs of stormwater controls for three new cabins.

Shandaken Inn Properties LLC

Program: FSW/MOA 145

Address: 1 Golf Course Road, Shandaken NY 12480

Engineer: Peak Engineering

Contractor: JW Dirtworks & Gardens by Trista

Project Description:

On July 21, 2022, DEP approved a Stormwater Pollution Prevention Plan (SWPPP) for Shandaken Inn Properties LLC, located in Shandaken, NY. The proposed project required a full SWPPP to meet the NYC DEP Watershed Regulations. In addition, a full SWPPP was required for coverage under the NYS DEC "General Permit for Stormwater Discharges from Construction Activities" (GP-0-20-001).

The project consisted of constructing four rental cabins and driveway/parking areas. The stormwater treatment system consisted of multiple rain gardens for each cabin and erosion and sediment controls.

Shandaken Inn Properties LLC submitted an application on June 20, 2025. Actual engineering and construction costs totaled Sixty-Two Thousand Six Hundred Thirty-Eight Dollars and Fifty Cents (\$62,638.50). The applicant has elected for 50% reimbursement of all DEP & DEC stormwater costs for a total of Thirty-One Thousand Three Hundred Nineteen Dollars and Twenty-Five Cents (\$31,319.25). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63) from each program.

COST BREAKOUT	
Design:	\$30,712.00
Construction:	\$31,926.00
Total:	\$62,638.50
15% Contingency:	\$0
TOTAL:	\$62,638.50
50% Election	\$31,319.25
PROGRAM ALLOCATION	
FSW Funding	\$15,659.63
MOA-145 Funding	\$15,659.63

CWC staff recommends reimbursement of up to Fifteen Thousand Six Hundred Fifty-Nine Dollars and Sixty-Three Cents (\$15,659.63) to Shandaken Inn Properties LLC from both the Future Stormwater Program and from the MOA-145 Program for the design and construction costs of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed \$15,659.63

Recommended MOA-145 Funding Request not to exceed \$15,659.63

Voice Vote carried unanimously.

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A motion to approve Tab 31, Resolution No. 5897, was made by James Sofranko and seconded by Christopher Mathews.

**Stormwater Retrofit III – Olive Free Library Association – O&M Phase – Tab 31**

November 4, 2025

**RESOLUTION NO. 5897**

**BOARD REVIEW OF STORMWATER RETROFIT PROGRAM APPLICATION  
FOR THE OLIVE LIBRARY ASSOCIATION O&M STORMWATER IMPROVEMENTS PROJECT**

**WHEREAS**, Paragraph 125 of the 1997 New York City Watershed Memorandum of Agreement (“MOA”) directs the Catskill Watershed Corporation (“CWC”) to establish a program to pay the costs to design, permit,

maintain, implement and construct Stormwater Best Management Practices (BMP's) to address existing stormwater runoff in concentrated areas of impervious surface in West of Hudson Watershed to the extent such BMP's are necessary to correct or reduce existing erosion and/or pollutant loading; and

**WHEREAS**, by Resolution Number 265, the CWC Board of Directors established the Stormwater Retrofit Program Rules that provide for payment of eligible project costs; and

**WHEREAS**, pursuant to the CWC Program Rules as adopted by the CWC Board of Directors, the CWC staff and NYCDEP staff must evaluate grant requests and issue funding recommendations to the CWC Wastewater Committee, which shall issue recommendations to the CWC Board of Directors; and

**WHEREAS**, the Olive Library Association has submitted a Stormwater Retrofit application for the stormwater quality issues on site; and

**WHEREAS**, CWC and NYCDEP staff have jointly reviewed and recommend the Olive Free Library Association Project for funding as detailed in the application dated September 9, 2025, requesting Sixteen Thousand One Hundred Seventy-Three Dollars and Nineteen Cents (\$16,173.19) for the operation and maintenance phase and have presented their recommendations to the CWC Wastewater Committee; and

**WHEREAS**, the CWC Wastewater Committee has reviewed and recommended the proposal as detailed in the application dated March 7, 2025; and

**WHEREAS**, pursuant to the CWC Program Rules, the CWC Board of Directors has reviewed the attached recommendation and supporting documentation.

**NOW, THEREFORE, LET IT BE RESOLVED**, the CWC Board of Directors approves funding as per the attached funding limits totaling Sixteen Thousand One Hundred Seventy-Three Dollars and Nineteen Cents (\$16,173.19); and

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

**Olive Free Library Association (O&M Phase)**

**Program:** Retrofit III

**Address:** 4033 Route 28A, West Shokan, NY

**Engineer:** LaBella Associates

**Contractor:** Evergreen Mountain Construction

**Project Description:**

On September 17, 2025, CWC received an application from the Olive Free Library Association for Operation & Maintenance phase funding. The project is located along Route 28A in West Shokan, NY. The construction phase has been completed and CWC and DEP have agreed to move the project into the operation and maintenance phase.

The completed construction will improve on-site drainage through the installation of 2 new catch basins with an outlet pipe to the creek. StormBasin Filters were installed in each new catch basin to improve water quality and reduce phosphorus.

Design and Construction costs totaled Ninety-One Thousand Eight Hundred Ninety-Three Dollars and Fourteen Cents (\$91,893.14). The applicant is eligible for 17.6% of the total design and construction costs or Sixteen Thousand One Hundred Seventy-Three Dollars and Nineteen Cents (\$16,173.19).

The CWC recommends reimbursement of up to Sixteen Thousand One Hundred Seventy-Three Dollars and Nineteen Cents (\$16,173.19) to the Olive Free Library Association for Operation & Maintenance costs associated with retrofitting their facilities with stormwater best management practices.

**Recommended Retrofit Funding not-to-exceed \$16,173.19**

*Voice Vote carried unanimously.*

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A motion to approve Tab 32, Resolution No. 5898, was made by Thomas Hoyt and seconded by Innes Kasanof.

Stormwater Retrofit III – Town of Jewett – Municipal Facility – Design Phase – Tab 32

November 4, 2025

RESOLUTION NO. 5898

**BOARD REVIEW OF STORMWATER RETROFIT PROGRAM APPLICATION
FOR THE TOWN OF JEWETT STORMWATER IMPROVEMENTS PROJECT**

WHEREAS, Paragraph 125 of the 1997 New York City Watershed Memorandum of Agreement (“MOA”) directs the Catskill Watershed Corporation (“CWC”) to establish a program to pay the costs to design, permit, maintain, implement and construct Stormwater Best Management Practices (BMP’s) to address existing stormwater runoff in concentrated areas of impervious surface in West of Hudson Watershed to the extent such BMP’s are necessary to correct or reduce existing erosion and/or pollutant loading; and

WHEREAS, by Resolution Number 265, the CWC Board of Directors established the Stormwater Retrofit Program “Program” Rules that provides for payment of eligible project costs; and

WHEREAS, pursuant to the CWC Program Rules as adopted by the CWC Board of Directors, the CWC staff and NYCDEP staff must evaluate grant requests and issue funding recommendations to the CWC Wastewater Committee, which shall issue recommendations to the CWC Board of Directors; and

WHEREAS, the Town of Jewett with assistance from SLR Engineering, Landscape Architecture, and Land Surveying, PC, has submitted a Stormwater Retrofit application for the Jewett Municipal Facility Project; and

WHEREAS, CWC and NYCDEP staff have jointly reviewed and recommend the Jewett Municipal Facility Project for funding requesting One Hundred Eleven Thousand Five Hundred Dollars (\$111,500) and have presented their recommendations to the CWC Wastewater Committee; and

WHEREAS, the CWC Wastewater Committee has reviewed and recommended the proposal as detailed in the application dated September 19 2025; and

WHEREAS, pursuant to the CWC Program Rules, the CWC Board of Directors has reviewed the attached recommendation and supporting documentation.

NOW, THEREFORE, LET IT BE RESOLVED, the CWC Board of Directors approves funding as per the attached funding limits totaling One Hundred Eleven Thousand Five Hundred Dollars (\$111,500) and waives the requirement of a local match.

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

Town of Jewett – Jewett Municipal Facility (Design Phase)

Program: Retrofit III

Address: County Route 23, Jewett, NY

Engineer: SLR Engineering, Landscape Architecture, and Land Surveying, PC (SLR)

Project Description:

On September 19, 2025 CWC received an application from the Town of Jewett for their Municipal Facilities located along County Route 23 in Jewett, New York. The CWC Board approved resolution #4583 for the conceptual design phase in November 2022. On March 31, 2025, DEP issued a Concept Design Approval Memo stating DEP's agreement to move the project to the next stage. The current application addresses the final design phase for an up-to amount of One Hundred Eleven Thousand Five Hundred Dollars (\$111,500).

The scope of work includes data collection, technical engineering and O&M plans, opinion of probable construction costs, contracts documents and bidding assistance. The proposed stormwater controls include grassed line swales, a bioretention basin, dry swales, catch basins, and two underground filterra systems.

The CWC recommends reimbursement of up to One Hundred Eleven Thousand Five Hundred Dollars (\$111,500) to the Town of Jewett for estimated final design costs associated with retrofitting their municipal facilities with stormwater best management practices.

Recommended Retrofit Funding not-to-exceed \$111,500

Voice Vote carried unanimously.

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A motion to approve Tab 33, Resolution No. 5899, was made by James Sofranko and seconded by Joseph Cetta.

**Shokan Wastewater Management Program Consultant – Construction Phase Services – Tab 33**

November 4, 2025

**RESOLUTION NO. 5899**

**SHOKAN WASTEWATER MANAGEMENT PROGRAM  
CONSULTANT –CONSTRUCTION PHASE SERVICES**

**WHEREAS**, the 2017 New York City Filtration Avoidance Determination (2017 FAD) prepared by the New York State Department of Health in consultation with the United States Environmental Protection Agency requires the City of New York to fund an engineering study to determine the appropriate community wastewater management system to serve the Shokan area in the Town of Olive, as well as to fund the design and construction of that system; and

**WHEREAS**, by Resolution 3235, the Catskill Watershed Corporation (CWC) Board of Directors approved an agreement with New York City Department of Environmental Protection (DEP) for funding of Shokan Wastewater Management Project ("Shokan Project" or "Project") in the amount of up to Twenty-Five Million Dollars (\$25,000,000.00); and

**WHEREAS**, the Town of Olive agreed to participate in the Study Phase of the Shokan Project; and

**WHEREAS**, by Resolution 3331, on June 5, 2018, the CWC Board of Directors approved an agreement between CWC and Lamont Engineers to complete the Study Phase for the Shokan Wastewater Project in an amount not to exceed One Hundred Ninety-Eight Thousand Eight Hundred Seventy-Two Dollars (\$198,872.00) (the Shokan Consultant Agreement); and

**WHEREAS**, Lamont Engineers completed the Study Phase Report and amendments as outlined in their contract with CWC and recommend a total block grant for the Hamlet of Shokan of Forty-Eight Million Seven Hundred Fifteen Thousand Dollars (\$48,715,000.00) to provide for the design and construction of a wastewater treatment plant and collection system in the hamlet of Shokan, and alterations to the existing Boiceville wastewater treatment plant to combine for treatment of both the Boiceville and Shokan wastewater flows at the hamlet of Shokan wastewater treatment plant; and

**WHEREAS**, pursuant to both the Shokan Wastewater Management Program Agreement, CWC and NYCDEP must agree upon the project and block grant amount for the Shokan Project and the Town of Olive must agree to the project and block grant amount; and

**WHEREAS**, by Resolution 3195, on October 6, 2020, the CWC Board agreed with the DEP approved the block grant for the Shokan Project in the amount of Forty-Eight Million Seven Hundred Fifteen Thousand Dollars (\$48,715,000.00) conditioned in part upon execution of a change order with CWC to provide for additional funding and written confirmation from DEP to commence the construction phase, and Town of Olive approval; and

**WHEREAS**, Town of Olive Board approved proceeding into the Pre-Construction Phase of the Shokan Wastewater Management Project at their meeting on October 13, 2020; and

**WHEREAS**, by Resolution 3954, the CWC Board of Directors approved amending the Shokan Consultant Agreement with Lamont Engineers to provide for engineering and legal services for the Pre-Construction Phase in an additional amount not to exceed Four Million Three Hundred Ninety-Nine Thousand Dollars (\$4,399,000.00); and

**WHEREAS**, by letter dated November 12, 2024 and at CWC's and the Town's request, DEP agreed to amend the block grant to Seventy Million Three Hundred Thirty-Seven Thousand Dollars (\$70,337,000) to account for increase in construction costs; and

**WHEREAS**, by Resolution 5492, the CWC Board of Directors approved an amendment to the agreement with DEP for the Shokan Project to provide up to a total of Seventy-Seven Million Eight Hundred Forty-Six Thousand Five Hundred Dollars (\$77,846,500); and

**WHEREAS**, design for the Shokan Project is complete and is out for bid; and

**WHEREAS**, Lamont Engineers requested the Shokan Consultant Agreement be amended to provide for engineering and legal services for the Construction Phase in an amount not to exceed Four Million Two Hundred Sixty-Eight Thousand Four Hundred Thirty-Five Dollars (\$4,268,435.00) and at agreed upon rates, all attached hereto as Attachment A to be updated after 2027, and for an amendment for additional services provided during pre-construction phase in the amount of Two Hundred Eighty-Thousand Twenty-Three Dollars and Twenty-Seven Cents (\$280,023.27).

**NOW, THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves amending the Shokan Consultant Agreement with Lamont Engineers to provide for engineering and legal services for the Construction Phase in an amount not to exceed Four Million Two Hundred Sixty-Eight Thousand Four Hundred Thirty-Five Dollars (\$4,268,435.00) and at agreed upon rates, all attached hereto as Attachment A to be updated after 2027, and for an amendment for additional services provided during Pre-Construction Phase in the amount of Two Hundred Eighty-Thousand Twenty-Three Dollars and Twenty-Seven Cents (\$280,023.27).

*Voice Vote carried unanimously.*

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A motion to approve Tab 34, Resolution No. 5900, was made by Arthur Merrill and seconded by Joseph Cetta.

Finance – Operating/Program Budget For Fiscal Year 2026 – Tab 34

November 4, 2025

RESOLUTION NO. 5900

**ADOPTION OF CATSKILL WATERSHED CORPORATION
OPERATING/PROGRAM BUDGET
FOR FISCAL YEAR 2026**

WHEREAS, the Finance Committee has prepared a budget for Catskill Watershed Corporation (CWC) for the period commencing January 1, 2026 through December 31, 2026; and

WHEREAS, the Finance Committee recommends for adoption the proposed budget to the full Board of Directors; and

WHEREAS, the total budgeted appropriations have been allocated to the various programs, such as Operating, Septic Program V, etc., by category as indicated below; and

WHEREAS, the appropriations to the following budget categories may be transferred between the categories as indicated below without prior Board approval:

Program Expenses, Occupancy Expenses, Advertising & Printing, Office Supplies, Communications, Grants & Reimbursements, Travel, Conferences & Seminars, Insurance, Repairs & Maintenance, Subscriptions & Publications, Professional Fees, Administration Allocation, Depreciation, Dues, Licenses, & Memberships, Miscellaneous Expense, Contingency, Loan/Fixed Assets.

NOW, THEREFORE BE IT RESOLVED that the CWC Board of Directors approves the 2026 fiscal year budget of Sixty Million Four Hundred Thirty-Six Thousand Eighty-Six Dollars (\$60,436,086.00) presented.

NOW THEREFORE LET IT BE FURTHER RESOLVED that the CWC Board of Directors authorized the Executive Director, in accordance with all other CWC policies and procedures, to incur expenses up to the amount set forth in the attached budget.

NOW THEREFORE LET IT BE FURTHER RESOLVED that the CWC Board of Directors authorizes the Executive Director to reallocate funds between specific budgets and categories but may not exceed the total approved budget amount without prior Board approval.

Voice Vote carried unanimously.

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A motion to approve Tab 35, Resolution No. 5901, was made by Joseph Cetta and seconded by Arthur Merrill.

**Finance – Tax Consulting Budget For Fiscal Year 2026 – Tab 35**

November 4, 2025

**RESOLUTION NO. 5901**

**ADOPTION OF CATSKILL WATERSHED CORPORATION  
TAX CONSULTING BUDGET  
FOR FISCAL 2026**

**WHEREAS**, the Finance Committee of the Catskill Watershed Corporation (CWC) has prepared a projected budget for CWC's Tax Consulting program expenditures from January 1, 2026 through December 31, 2026; and

**WHEREAS**, the Finance Committee recommends for adoption the projected Tax Consulting program budget of One Hundred Seventy-Eight Thousand Five Hundred Fifty-Two Dollars (\$178,552.00) to the full Board of Directors.

**NOW, THEREFORE BE IT RESOLVED** that the CWC Board of Directors approves the 2026 projected Tax Consulting program budget as presented.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, that the CWC Board of Directors authorized the Executive Director, in accordance with all other CWC policies and procedures, to incur expenses up to the projected program budget amounts.

*Voice Vote carried unanimously.*

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A motion to approve Tab 36, Resolution No. 5902, was made by Innes Kasanof and seconded by Christopher Mathews.

Policy – Establishment of 2026 Annual Meeting – Tab 36

November 4, 2025

RESOLUTION NO. 5902

ESTABLISHMENT OF 2026 ANNUAL MEETING FOR CWC MEMBER TOWNS

WHEREAS, pursuant to Article II, Section 3 of the Catskill Watershed Corporation (CWC) By-Laws, Annual meetings of members shall be held on such a date and at such a time as shall be designated from time to time by the Board of Directors; and

WHEREAS, the CWC Policy Committee recommends the 2025 annual membership meeting be held on Tuesday, July 14, 2026, at 1:00 pm and the regular monthly meeting of the CWC Board of Directors to immediately commence after the conclusion of the annual meeting.

NOW, THEREFORE BE IT RESOLVED, that Tuesday, July 14, 2026, shall be the date of the annual membership meeting, to be held at 1:00 pm and the regular July meeting of the CWC Board of Directors shall commence immediately after the conclusion of the annual meeting.

Voice Vote carried unanimously.

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A motion to approve Tab 37, Resolution No. 5903, was made by Innes Kasanof and seconded by Christopher Mathews.

**Policy – Community Vitality Study Consultant Contract Amendment – Tab 37**

November 4, 2025

**RESOLUTION NO. 5903**

**WEST OF HUDSON ECONOMIC VITALITY STUDY CONSULTANT CONTRACT  
AMENDMENT**

**WHEREAS**, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer the watershed protection and partnership programs developed pursuant to the 1997 New York City Watershed Memorandum of Agreement as well as reducing and relieving adult unemployment within the West of Hudson Watershed;

**WHEREAS**, the 2017 Revised Filtration Avoidance Determination issued by New York State Department of Health requires the City to conduct a study of the economic vitality and social character of the communities in the West of Hudson watershed (West of Hudson Economic Vitality Study); and

**WHEREAS**, New York City Department of Environmental Protection (DEP) requested CWC to manage the economic vitality study but CWC and DEP have not yet finalized a funding agreement to do so; and

**WHEREAS**, CWC issued a request for proposal for a consultant to complete the economic vitality study and responses were due by 3:00 pm on January 23, 2025; and

**WHEREAS**, on February 4, 2025, by Resolution 5607 the CWC Board of Directors approved Two Hundred Sixty-One Thousand Dollars (\$261,000.00) from the Catskill Fund for the Future for the Center for Governmental Research / Labella Associates / Urban Sense, to complete the West of Hudson Economic Vitality Study; and

**WHEREAS**, the CFF is to be reimbursed from a program agreement registered on September 17, 2025 between CWC and DEP to fund the study; and

**WHEREAS**, CWC received a contract amendment request of Eighteen Thousand One Hundred Dollars (\$18,100.00) attributed to the Study's metrics and the associated increase in required professional effort.

**NOW, THEREFORE BE IT RESOLVED**, that the CWC Board of Directors agree to enter in an agreement with Center for Governmental Research / Labella Associates / Urban Sense, for up to Two Hundred Seventy-Nine Thousand One Hundred Dollars (\$279,100.00) to complete the West of Hudson Economic Vitality Study from the Catskill Fund for the Future to be reimbursed from a program agreement between CWC and DEP to fund such study.

**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.

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**Memorandum to the Policy Committee of the CWC Board of Directors  
Community Vitality Study Change Order**

**Nov 4, 2025**

As you are aware, the Community Vitality Study required in the most recent FAD has been a significant focus for CWC and other Stakeholders during the course of 2025. The Study is being performed by Center for Governmental Research (CGR) in collaboration with LaBella and UrbanSense.

CGR have indicated an adjustment of **\$18,100.00 (7% increase)** is critical for the successful completion of Study and is attributable to the Study metrics and the associated increase in required professional effort.

CGR was the lowest bidder by a large margin (\$261,000, with the next lowest bid \$395,000) and maintained a highly efficient process. That said, the reality of executing this complex, multi-stakeholder study has revealed that the original scope, particularly concerning availability of data and metrics validation, was significantly underestimated by everyone involved. This Change Order request is not merely a correction of a time

management oversight but a reflection of the commitment to delivering a robust, high-quality final product aligned with the Stakeholders' interests and requests.

The Community Vitality RFP contained a list of 45 metrics, some fairly ambiguous (e.g., "agricultural statistics") and a deadline for the Final Report of 365 days after contract execution. Over an iterative and collaborative process with our Stakeholder group during April 2025, the metrics for the Study ballooned to over 80 in number and were subsequently slimmed down to 55 final metrics, ten more than in the RFP.

This necessary evolution in the scope of metrics directly increased the associated professional effort across all phases for both CGR and their collaborating partners, as well as CWC in our role of managing and administering the Study. Securing high-quality data from various sources often required extensive follow-up and specialized analysis from the consulting team. Every instance of pivoting to a new data source introduced new validation, coordination, and analysis steps that were not factored into the original, lower-cost bid.

CGR have done an admirable job of managing this project, which has been exceptionally challenging considering the evolving change in the scope, number of metrics, number of participants, and a shortened timeframe of nine months' completion (with Department of Health indicating the final report was needed by December 31, 2025, instead of late March 2026 per the RFP).

In conclusion, the additional \$18,100 directly covers the unanticipated yet essential work required to validate the metrics needed for a robust Study. Granting this request ensures that the investment already made in this effort should result in a final deliverable that fully reflects the current, enhanced scope of work driven by the need to a standard of high quality.

*Voice Vote carried unanimously.*

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A motion to approve Tab 38, Resolution No. 5904, was made by Richard Parete and seconded by Shilo Williams.

CFF – SBDC 2026 Contract – Tab 38

November 4, 2025

RESOLUTION NO. 5904

**AUTHORIZATION FOR CWC TO PROVIDE PARTIAL FUNDING FOR A FULL-TIME SMALL
BUSINESS DEVELOPMENT CENTER COUNSELOR**

WHEREAS, the Catskill Watershed Corporation ("CWC") is a not for profit corporation whose purpose as described in its Certificate of Incorporation is, in part, the public purpose of "relieving and reducing adult unemployment, promoting and providing for additional and maximum adult employment, bettering and maintaining adult job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs"; and

WHEREAS, the 1997 Watershed Memorandum of Agreement ("MOA") recognized that "the goals of drinking water protection and economic vitality within the watershed communities are not inconsistent"; and

WHEREAS, a need for business plan development, management consultation, business training seminars, workshops; conferences and targeted research in support of small business concerns is an identified need within the West of Hudson Watershed ("WOH"); and

WHEREAS, the Small Business Development Center (SBDC) is a network of host institutions which contributes to stability and economic growth by providing management consultation; business training seminars; workshops; conferences and targeted research in support of small business concerns; and

WHEREAS, pursuant to Resolution Number 278, on July 27, 1999, the CWC Board of Directors approved the authorization for CWC to act as an Outreach Center of the Mid- Hudson Regional SBDC Program; and

WHEREAS, pursuant to Resolution Number 468, on November 27, 2001, the CWC Board of Directors, approved matching funding for a full-time counselor in the amount of Thirty-Two Thousand Dollars (\$32,000.00); and

WHEREAS, pursuant to Resolution Number 592, 753, the CWC Board of Directors approved matching funding for a full-time counselor in the amount of Thirty-Five Thousand Dollars (\$35,000.00); and

WHEREAS, pursuant to Resolution Number 1284 CWC Board of Directors approve a one-year in-kind lease to provide office space for the SBDC Outreach Center; and

WHEREAS, thereafter on an annual basis and pursuant to Resolution Numbers 903, 1064, 1214, 1487, 1697, 1890, 2026, 2226, 2452, 2625, 2817 and 2963 the CWC Board of Directors approved matching funding for a full time counselor in the amount of Forty Thousand Dollars (\$40,000.00); and

WHEREAS, thereafter on an annual basis and pursuant to Resolution Numbers 3189, 3441, 3692, 3932, 4323, 4629, 5077 and 5500, the CWC Board of Directors approved matching funding for a full-time counselor in the amount of Forty-Five Thousand Dollars (\$45,000.00); and

WHEREAS, the Economic Development Committee recommends that CWC enter into a one-year contract with Ulster County Community College to provide Fifty Thousand Dollars (\$50,000.00) in matching funds for 2025 so that the Mid-Hudson Small Business Development Center provides counselors to service the West Of Hudson Watershed.

NOW, THEREFORE BE IT RESOLVED, the CWC Board authorizes the President and/or the Executive Director to execute a contract for Forty-Five Thousand Dollars (\$45,000.00) with Ulster County Community College to partially fund the personnel costs of counselors whose territory includes the WHO and provide an in-kind lease for one year to provide office space for the SBDC Outreach Center.

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of this resolution 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.

Voice Vote carried unanimously.

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**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 12:00 PM

A motion to approve Tab 39, Resolution No. 5905, was made by Joseph Cetta and seconded by John Koiser.

**CFF – GDB Ventures LLC – Business Loan – Tab 39**

November 4, 2025

**RESOLUTION NO. 5905**

**APPROVAL OF GDB VENTURES, INC.**

**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**, GDB Ventures, Inc. has applied for a Four Hundred Twenty Five Thousand Dollar (\$425,000.00) loan for a term of twenty (20) years, at a rate of Four and six hundred twenty-five thousandths percent (4.625%), 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 55911 State Highway 10, Kortright, NY, and soft costs; and

**WHEREAS**, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for GDB Ventures, Inc.; and

**WHEREAS**, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for GDB Ventures, Inc.; and

**WHEREAS**, the CWC Loan Committee has recommended approval of the CWC Loan application from GDB Ventures, Inc., 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 GDB Ventures, Inc.'s application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Four Hundred Twenty-Five Thousand Dollar (\$425,000.00) for a term of twenty (20) years, at a rate of four and six hundred twenty-five thousandths percent (4.625%), 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 GDB Ventures, Inc.**

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to GDB Ventures, Inc. located in the Town of Kortright, 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 55911 State Highway 10, Kortright, NY, to be purchased by GDB Ventures, Inc. 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 55911 State Highway 10, Kortright, NY, to be purchased by GDB Ventures, Inc. 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) GDB Ventures, Inc. located at 55911 State Highway 10, Kortright, NY, will operate as a Distillery
  - (ii) The project is located in the Town of Kortright.
  - (iii) The project will utilize a Septic 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 40, Resolution No. 5906, was made by Jeff Senterman and seconded by James Sofranko.

RESOLUTION NO. 5906**APPROVAL OF CFF BRIDGE LOAN TO RUPCO INC.**

WHEREAS, the Catskill Watershed Corporation (CWC) is a not for profit local development corporation whose purpose is, in part, “aiding that part of the Watershed of the City of New York located West of the Hudson River (the ‘West of Hudson Watershed’) by attracting new commerce and industry to such area and by encouraging the development of, or retention of, commerce and industry in such area, and lessening the burdens of government and acting in the public interest and all other lawful functions all in a manner which seeks to protect water quality in the West of Hudson Watershed”; and

WHEREAS, CWC established the Bridge Loan Funding Program for the purpose of covering costs of a project while an applicant is waiting for the disbursement of fully approved grant funds for a project located wholly within the West-of-Hudson Watershed and such loan will be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

WHEREAS, RUPCO Inc. was awarded One Million Six Hundred Thousand Dollars (\$1,600,000.00) through NYS Empire State Development for grant for renovation of the Wellington Hotel, 310 Main Street, Pine Hill, NY, owned by Wellington Blueberry, LLC, to create 10 rent affordable apartments and a ground floor lease opportunity for a café/food mart; and

WHEREAS, the RUPCO, Inc. and the Wellington Blueberry, LLC do not have sufficient resources to outlay funds that would be later reimbursed under the grant; and

WHEREAS, RUPCO, Inc. requests, the CWC Board consider providing funds for services and expenses within the scope of the grant in an amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000.00) that would be later reimbursed by RUPCO, Inc. directly from the NYS Empire State Development Grant once grant funds are received; and

WHEREAS, the CWC Economic Development Committee recommends the CWC Board of Directors approve a loan to RUPCO, Inc. at a rate of three and six hundred twenty-five thousandths (3.625%), to be paid upon receipt of reimbursement from the State of New York and that the outstanding principal is fully paid on the fifth (5th) anniversary date of the closing, for costs eligible for reimbursement under a grant with New York State on the condition that the RUPCO, Inc. also pay Two Thousand Nine Hundred Fifty Dollars (\$2,950.00) in closing fees associated with the loan.

NOW THEREFORE BE IT RESOLVED, that the CWC Board of Directors approve a loan to the Sound Mountain, LLC. at a rate of three and six hundred twenty-five thousandths (3.625%), in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00), to be paid upon receipt of reimbursement from the State of New York and that the outstanding principal is fully paid on or before the fifth (5th) anniversary date of the closing, for costs eligible for reimbursement under a grant with New York State for support of services and expenses eligible for reimbursement under a grant with New York State Empire State Development on the condition that the RUPCO, Inc. pay Two Thousand Nine Hundred Fifty Dollars (\$2,950.00) in closing fees associated with the loan.

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

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

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

QEDP Evaluation and CWC Staff Recommendation

Purpose: To review the CWC Loan Application of the RUPCO, Inc.

The Executive Director of the CWC makes the following evaluation concerning a Bridge Loan to RUPCO, Inc for the Wellington Hotel project located in the Town of Shandaken, 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 properties listed below are 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 properties listed below are 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) RUPCO, Inc. will utilize the funds for services and expenses associated with the grant contracts.
 - (viii) The project is located in the Town of Shandaken.
 - (ix) The project will utilize a municipal sewage system.
 - (x) The project appears to present no threat to water quality.
 - (xi) The project appears to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
 - (xii) 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 Shandaken.
 - (v) The project is consistent with current zoning.
 - (vi) The project is compatible with surrounding land uses.
 - (vii) The project will not generate excessive traffic.
 - (viii) The project as described is of such magnitude that it does not appear likely to promote secondary growth and therefore requires no 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 waive Rule 14 was made by James Sofranko and seconded by Richard Parete and waived without objection.

#### **Handout Resolution – Revised Block Grant and CFF Allocation For The Shokan Project**

November 4, 2025

**RESOLUTION NO. 5907**  
**BOARD APPROVAL OF REVISED BLOCK GRANT AND CFF ALLOCATION FOR THE**  
**SHOKAN PROJECT**

**WHEREAS**, the 2017 New York City Filtration Avoidance Determination (2017 FAD) prepared by the New York State Department of Health in consultation with the United States Environmental Protection Agency requires the City of New York to fund an engineering study to determine the appropriate community wastewater management system to serve the Shokan area in the Town of Olive, as well as to fund the design and construction of that system; and

**WHEREAS**, by Resolution 3235, the Catskill Watershed Corporation (CWC) Board of Directors approved an agreement with New York City Department of Environmental Protection (DEP) for funding of Shokan Wastewater Management Project ("Shokan Project" or "Project") in the amount of up to Twenty-Five Million Dollars (\$25,000,000.00) (the "Shokan Project Agreement"); and

**WHEREAS**, the Town of Olive agreed to participate in the Study Phase of the Shokan Project; and

**WHEREAS**, Lamont Engineers completed the Study Phase Report and amendments as outlined in their contract with CWC and recommend a total block grant for the Hamlet of Shokan of Forty-Eight Million Seven Hundred Fifteen Thousand Dollars (\$48,715,000.00) to provide for the design and construction of a wastewater treatment plant and collection system in the hamlet of Shokan, and alterations to the existing Boiceville wastewater treatment plant to combine for treatment of both the Boiceville and Shokan wastewater flows at the hamlet of Shokan wastewater treatment plant; and

**WHEREAS**, by Resolution 3915, the CWC Board of Directors approved the project and block grant amount for the Hamlet of Shokan in the amount of Forty-Eight Million Seven Hundred Fifteen Thousand Dollars (\$48,715,000.00); and

**WHEREAS**, by Resolution 4029, the CWC Board of Directors approved a change order to the Shokan Project Agreement for NYCDEP to provide an additional Twenty-Four Million Three Hundred Forty-Six Thousand Five Hundred Dollars (\$24,346,500.00) for total Shokan Project Agreement funding of Forty-Nine Million Three Hundred Forty-Six Thousand Five Hundred Dollars (\$49,346,500.00).

**WHEREAS**, by Resolution 5492, CWC agreed to increase the Block Grant Amount to Seventy Million Three Hundred Thirty-Seven Thousand and 00/100 Dollars (\$70,337,000.00) to reflect the increased costs set forth in an amended Updated Cost Estimate and agreed to a Shokan Project Agreement amendment for a revised funding total of Seventy-Seven Million Eight Hundred Forty-Six Thousand Five Hundred Dollars (\$77,846,500.00); and

**WHEREAS**, bids for the Shokan Project were due on October 30, 2025, and November 6, 2025; and

**WHEREAS**, the Town of Olive is obligated to accept the lowest responsible bidder no later than forty-five (45) days after the receipt of the bid; and

**WHEREAS**, based upon lowest apparent bids received to date by the Town of Olive, the current block grant will be insufficient to fully fund the project; and

**WHEREAS**, CWC staff recommend CWC establish a block grant of up to Ninety Million Dollars (\$90,000,000.00); and

**WHEREAS**, CWC staff further recommend CWC allocate up to Ten Million Dollars (\$10,000,000.00) from Catskill Fund for the Future for Shokan Project Block Grant expenses contingent on NYCDEP agreeing in writing prior to December 8, 2025 to a block grant no greater than Ninety Million Dollars (\$90,000,000.00)

based upon bids received, contingencies, and engineering costs, to amend the Shokan Project Agreement to reflect the amended block grant and reimburse CWC for amounts spent from the Catskill Fund for the Future for the Shokan Project.

**NOW, THEREFORE LET IT BE RESOLVED**, the CWC Board of Directors approves a total block grant for the Hamlet of Shokan of Ninety Million Dollars (\$90,000,000.00).

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the CWC Board of Directors allocate up to Ten Million Dollars (\$10,000,000.00) from Catskill Fund for the Future for Shokan Project Block Grant expenses contingent on NYCDEP agreeing in writing prior to December 8, 2025 to a block grant no greater than Ninety Million Dollars (\$90,000,000.00) based upon bids received, contingencies, and engineering costs, as well as to amend the Shokan Project Agreement to reflect the amended block grant and to reimburse CWC for amounts spent from the Catskill Fund for the Future for the Shokan Project

*Voice Vote carried unanimously.*

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VIII. Announcements from the Chair

IX. Board Member Discussion – Next Meeting December 2, 2025

X. Adjourned 12:10 PM

Catskill Watershed Corporation
Statement of Financial Position - * CM BS By Fund
As of 9/30/2025

	<u>Current Year</u>
Assets	
Current Assets:	
Cash - Checking	126,102,857.60
Cash - Savings Accounts	20,205,941.72
Cash - Certificates of Deposit	0.00
Cash - Money Markets	556,654.88
Cash - Restricted	2,487,697.56
Short-Term Investments	5,647,467.40
Grants Receivable	213,813.04
Accounts Receivable	0.00
Accrued Interest Receivable	211,403.11
Loans Receivable - net	1,904,316.14
Due From Other Funds	0.00
Prepaid Expenses & Other Assets	<u>247,061.90</u>
Total Current Assets:	157,577,213.35
Capital Assets:	
Capital Assets - Cost	20,556,651.26
Accum Depreciation/Amortization	<u>(3,494,237.85)</u>
Total Capital Assets:	17,062,413.41
Non-Current Assets:	
Long-Term Investments	3,956,094.10
Lease Recievble - net	52,012.82
Loans Receivable - net	27,032,826.46
Real Estate Investments - net	<u>0.00</u>
Total Non-Current Assets:	<u>31,040,933.38</u>
Total Assets	<u><u>205,680,560.14</u></u>
Liabilities & Net Assets	
Current Liabilities:	
Accounts Payable	362,428.78
Withholding Payables	3,030.35
Accrued Liabilities	219,121.07
Lease Liabilities	0.00
Deferred Grant Revenue	188,185,999.24
Deferred Interest Income	<u>60,966.18</u>
Total Current Liabilities:	188,831,545.62
Net Assets:	
Unrestricted	<u>16,849,014.52</u>
Total Net Assets:	<u>16,849,014.52</u>
Total Liabilities & Net Assets	<u><u>205,680,560.14</u></u>

Catskill Watershed Corporation
Statement of Financial Position - * Audit - by Fund/Prgm
As of 9/30/2025

	Operating	Septic III	Septic V	Septic Maintenance II	Stream Corridor Program	Flood Hazard II	CWMP III	Total
Assets								
Current Assets:								
Cash - Checking	706,250.71	2,062,031.34	20,593,560.79	909,021.15	224,119.85	7,410,426.41	2,201,158.53	34,106,568.78
Cash - Certificates of Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash - Money Markets	48,794.93	0.00	0.00	0.00	0.00	0.00	0.00	48,794.93
Cash - Restricted	0.00	0.00	0.00	0.00	1,366,854.60	0.00	1,120,842.96	2,487,697.56
Short-Term Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grants Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Other Funds	301,586.13	0.00	(35,321.86)	(11,135.59)	0.00	(11,897.59)	(1,684.75)	241,546.34
Prepaid Expenses & Other Assets	<u>238,897.57</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>238,897.57</u>
Total Current Assets:	1,295,529.34	2,062,031.34	20,558,238.93	897,885.56	1,590,974.45	7,398,528.82	3,320,316.74	37,123,505.18
Capital Assets:								
Capital Assets - Cost	20,421,818.72	5,697.16	27,758.25	0.00	0.00	0.00	0.00	20,455,274.13
Accum Depreciation/Amortization	<u>(3,359,405.31)</u>	<u>(5,697.16)</u>	<u>(27,758.25)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(3,392,860.72)</u>
Total Capital Assets:	17,062,413.41	0.00	0.00	0.00	0.00	0.00	0.00	17,062,413.41
Non-Current Assets:								
Long-Term Investments	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Non-Current Assets:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Assets	<u>18,357,942.75</u>	<u>2,062,031.34</u>	<u>20,558,238.93</u>	<u>897,885.56</u>	<u>1,590,974.45</u>	<u>7,398,528.82</u>	<u>3,320,316.74</u>	<u>54,185,918.59</u>
Liabilities & Net Assets								
Current Liabilities:								
Accounts Payable	15,346.05	0.00	337,056.48	0.00	0.00	7,936.25	0.00	360,338.78
Withholding Payables	3,030.35	0.00	0.00	0.00	0.00	0.00	0.00	3,030.35
Accrued Liabilities	219,121.07	0.00	0.00	0.00	0.00	0.00	0.00	219,121.07
Lease Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Grant Revenue	<u>18,120,445.28</u>	<u>2,000,000.00</u>	<u>20,221,182.45</u>	<u>897,885.56</u>	<u>1,458,622.74</u>	<u>7,390,592.57</u>	<u>3,318,788.90</u>	<u>53,407,517.50</u>
Total Current Liabilities:	18,357,942.75	2,000,000.00	20,558,238.93	897,885.56	1,458,622.74	7,398,528.82	3,318,788.90	53,990,007.70
Net Assets:								
Unrestricted	<u>0.00</u>	<u>62,031.34</u>	<u>0.00</u>	<u>0.00</u>	<u>132,351.71</u>	<u>0.00</u>	<u>1,527.84</u>	<u>195,910.89</u>
Total Net Assets:	<u>0.00</u>	<u>62,031.34</u>	<u>0.00</u>	<u>0.00</u>	<u>132,351.71</u>	<u>0.00</u>	<u>1,527.84</u>	<u>195,910.89</u>
Total Liabilities & Net Assets	<u>18,357,942.75</u>	<u>2,062,031.34</u>	<u>20,558,238.93</u>	<u>897,885.56</u>	<u>1,590,974.45</u>	<u>7,398,528.82</u>	<u>3,320,316.74</u>	<u>54,185,918.59</u>

Catskill Watershed Corporation
Statement of Financial Position - * Audit - by Fund/Prgm
As of 9/30/2025

	CWMP - Shokan	Public Education II - Renewal	Stormwater Technical Assist Pr	Stormwater Retrofit III	Tax Consulting Fund	Tax Litigation Avoidance Prgm	WOH Future Stormwater Controls	Total
Assets								
Current Assets:								
Cash - Checking	70,292,713.55	130,552.37	21,733.61	5,099,204.94	395,435.39	400,673.26	1,474,037.19	77,814,350.31
Cash - Savings Accounts	0.00	0.00	0.00	0.00	0.00	0.00	5,554,019.42	5,554,019.42
Cash - Certificates of Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash - Money Markets	0.00	0.00	0.00	0.00	233,410.90	0.00	151,075.26	384,486.16
Cash - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Short-Term Investments	0.00	0.00	0.00	0.00	0.00	0.00	1,473,317.25	1,473,317.25
Grants Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	24,030.75	24,030.75
Due From Other Funds	(2,739.75)	(1,483.59)	0.00	(626.02)	0.00	0.00	(5,495.35)	(10,344.71)
Prepaid Expenses & Other Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current Assets:	70,289,973.80	129,068.78	21,733.61	5,098,578.92	628,846.29	400,673.26	8,670,984.52	85,239,859.18
Capital Assets:								
Capital Assets - Cost	0.00	0.00	0.00	37,571.45	0.00	0.00	971.47	38,542.92
Accum Depreciation/Amortization	0.00	0.00	0.00	(37,571.45)	0.00	0.00	(971.47)	(38,542.92)
Total Capital Assets:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Current Assets:								
Long-Term Investments	0.00	0.00	0.00	0.00	0.00	0.00	1,737,370.80	1,737,370.80
Total Non-Current Assets:	0.00	0.00	0.00	0.00	0.00	0.00	1,737,370.80	1,737,370.80
Total Assets	70,289,973.80	129,068.78	21,733.61	5,098,578.92	628,846.29	400,673.26	10,408,355.32	86,977,229.98
Liabilities & Net Assets								
Current Liabilities:								
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Grant Revenue	68,044,109.20	129,068.78	21,733.61	5,031,122.39	554,338.35	377,076.82	4,580,944.54	78,738,393.69
Total Current Liabilities:	68,044,109.20	129,068.78	21,733.61	5,031,122.39	554,338.35	377,076.82	4,580,944.54	78,738,393.69
Net Assets:								
Unrestricted	2,245,864.60	0.00	0.00	67,456.53	74,507.94	23,596.44	5,827,410.78	8,238,836.29
Total Net Assets:	2,245,864.60	0.00	0.00	67,456.53	74,507.94	23,596.44	5,827,410.78	8,238,836.29
Total Liabilities & Net Assets	70,289,973.80	129,068.78	21,733.61	5,098,578.92	628,846.29	400,673.26	10,408,355.32	86,977,229.98

Catskill Watershed Corporation
Statement of Financial Position - * Audit - by Fund/Prgm
As of 9/30/2025

	Future SW-MOA145	Community Vitality	Catskill Fund for the Future	Total
Assets				
Current Assets:				
Cash - Checking	2,000,517.72	0.00	12,181,420.79	14,181,938.51
Cash - Savings Accounts	0.00	0.00	14,651,922.30	14,651,922.30
Cash - Certificates of Deposit	0.00	0.00	0.00	0.00
Cash - Money Markets	0.00	0.00	123,373.79	123,373.79
Cash - Restricted	0.00	0.00	0.00	0.00
Short-Term Investments	0.00	0.00	4,174,150.15	4,174,150.15
Grants Receivable	0.00	213,813.04	0.00	213,813.04
Accrued Interest Receivable	0.00	0.00	187,372.36	187,372.36
Loans Receivable - net	0.00	0.00	1,904,316.14	1,904,316.14
Due From Other Funds	(3,004.72)	(213,813.04)	(14,383.87)	(231,201.63)
Prepaid Expenses & Other Assets	<u>0.00</u>	<u>0.00</u>	<u>8,164.33</u>	<u>8,164.33</u>
Total Current Assets:	1,997,513.00	0.00	33,216,335.99	35,213,848.99
Capital Assets:				
Capital Assets - Cost	0.00	0.00	62,834.21	62,834.21
Accum Depreciation/Amortization	<u>0.00</u>	<u>0.00</u>	<u>(62,834.21)</u>	<u>(62,834.21)</u>
Total Capital Assets:	0.00	0.00	0.00	0.00
Non-Current Assets:				
Long-Term Investments	0.00	0.00	2,218,723.30	2,218,723.30
Lease Recievble - net	0.00	0.00	52,012.82	52,012.82
Loans Receivable - net	0.00	0.00	27,032,826.46	27,032,826.46
Real Estate Investments - net	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Non-Current Assets:	<u>0.00</u>	<u>0.00</u>	<u>29,303,562.58</u>	<u>29,303,562.58</u>
Total Assets	<u>1,997,513.00</u>	<u>0.00</u>	<u>62,519,898.57</u>	<u>64,517,411.57</u>
Liabilities & Net Assets				
Current Liabilities:				
Accounts Payable	0.00	0.00	2,090.00	2,090.00
Withholding Payables	0.00	0.00	0.00	0.00
Accrued Liabilities	0.00	0.00	0.00	0.00
Deferred Grant Revenue	1,997,513.00	0.00	54,042,575.05	56,040,088.05
Deferred Interest Income	<u>0.00</u>	<u>0.00</u>	<u>60,966.18</u>	<u>60,966.18</u>
Total Current Liabilities:	1,997,513.00	0.00	54,105,631.23	56,103,144.23
Net Assets:				
Unrestricted	<u>0.00</u>	<u>0.00</u>	<u>8,414,267.34</u>	<u>8,414,267.34</u>
Total Net Assets:	<u>0.00</u>	<u>0.00</u>	<u>8,414,267.34</u>	<u>8,414,267.34</u>
Total Liabilities & Net Assets	<u>1,997,513.00</u>	<u>0.00</u>	<u>62,519,898.57</u>	<u>64,517,411.57</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 9/1/2025 Through 9/30/2025

	<u>Current Period Actual</u>	<u>Current Year Actual</u>
SUPPORT & REVENUES		
Contract Income	1,900,337.00	12,349,689.84
Interest & Other Income	<u>523,191.55</u>	<u>4,525,940.12</u>
Total SUPPORT & REVENUES	<u>2,423,528.55</u>	<u>16,875,629.96</u>
EXPENSES		
Salary	162,307.61	1,488,673.82
Fringe Benefits	69,661.89	644,260.61
Program Expenses	1,617,104.12	11,446,961.03
Occupancy & Interest Exp	41,779.79	(83,445.07)
Advertising & Promotion	0.00	8,311.85
Office Supplies	3,369.11	9,477.32
Communications	3,695.41	23,125.59
Grants	65,982.31	56,231.56
Travel	1,986.48	13,876.96
Conferences & Seminars	2,600.00	5,083.97
Insurance	11,029.37	85,788.21
Repair & Maintenance	3,125.10	42,043.98
Subscriptions & Publications	288.05	10,991.74
Professional Fees	13,027.50	137,590.70
Depreciation & Amortization	49,136.51	424,664.46
Dues, Licenses & Memberships	0.00	425.00
Miscellaneous Expense	<u>29.95</u>	<u>254.55</u>
Total EXPENSES	<u>2,045,123.20</u>	<u>14,314,316.28</u>
Excess Rev/Exp	<u><u>378,405.35</u></u>	<u><u>2,561,313.68</u></u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 9/1/2025 Through 9/30/2025

	Operating	Septic III	Septic V	Septic Maintenance II	Stream Corridor Program	Flood Hazard II	CWMP III	Total
SUPPORT & REVENUES								
Contract Income	158,327.09	0.00	1,241,628.19	44,274.34	0.00	314,346.49	0.00	1,758,576.11
Interest & Other Income	<u>1,091.44</u>	<u>4,496.66</u>	<u>54,695.75</u>	<u>561.89</u>	<u>3,540.65</u>	<u>16,665.78</u>	<u>9,251.74</u>	<u>90,303.91</u>
Total SUPPORT & REVENUES	<u>159,418.53</u>	<u>4,496.66</u>	<u>1,296,323.94</u>	<u>44,836.23</u>	<u>3,540.65</u>	<u>331,012.27</u>	<u>9,251.74</u>	<u>1,848,880.02</u>
EXPENSES								
Salary	89,209.35	0.00	25,081.88	7,306.44	0.00	11,711.09	1,775.70	135,084.46
Fringe Benefits	37,687.31	0.00	11,916.15	1,241.99	0.00	4,650.48	640.25	56,136.18
Program Expenses	0.00	0.00	1,223,829.05	24,802.21	0.00	302,431.74	3,623.20	1,554,686.20
Occupancy & Interest Exp	41,691.82	0.00	0.00	0.00	0.00	0.00	0.00	41,691.82
Advertising & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies	3,369.11	0.00	0.00	0.00	0.00	0.00	0.00	3,369.11
Communications	3,573.03	0.00	39.49	1.90	0.00	29.82	0.00	3,644.24
Travel	1,840.11	0.00	0.00	0.00	0.00	146.37	0.00	1,986.48
Conferences & Seminars	1,725.00	0.00	175.00	350.00	0.00	175.00	0.00	2,425.00
Insurance	11,029.37	0.00	0.00	0.00	0.00	0.00	0.00	11,029.37
Repair & Maintenance	1,174.47	0.00	0.00	0.00	0.00	0.00	0.00	1,174.47
Subscriptions & Publications	276.05	0.00	0.00	0.00	0.00	0.00	0.00	276.05
Professional Fees	6,921.50	0.00	0.00	0.00	0.00	0.00	0.00	6,921.50
Administrative Expenses	(88,245.05)	0.00	35,282.37	11,133.69	0.00	11,867.77	1,684.75	(28,276.47)
Depreciation & Amortization	49,136.51	0.00	0.00	0.00	0.00	0.00	0.00	49,136.51
Dues, Licenses & Memberships	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	<u>29.95</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>29.95</u>
Total EXPENSES	<u>159,418.53</u>	<u>0.00</u>	<u>1,296,323.94</u>	<u>44,836.23</u>	<u>0.00</u>	<u>331,012.27</u>	<u>7,723.90</u>	<u>1,839,314.87</u>
Excess Rev/Exp	<u>0.00</u>	<u>4,496.66</u>	<u>0.00</u>	<u>0.00</u>	<u>3,540.65</u>	<u>0.00</u>	<u>1,527.84</u>	<u>9,565.15</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 9/1/2025 Through 9/30/2025

	CWMP - Shokan	Public Education II - Renewal	Stormwater Technical Assist Pr	Stormwater Retrofit III	Tax Consulting Fund	Tax Litigation Avoidance Prgm	WOH Future Stormwater Controls	Total
SUPPORT & REVENUES								
Contract Income	0.00	69,280.26	402.68	0.00	0.00	0.00	24,648.88	94,331.82
Interest & Other Income	181,295.29	370.86	47.92	11,122.62	2,814.47	873.75	28,983.51	225,508.42
Total SUPPORT & REVENUES	181,295.29	69,651.12	450.60	11,122.62	2,814.47	873.75	53,632.39	319,840.24
EXPENSES								
Salary	3,821.55	1,289.18	314.35	494.56	0.00	0.00	3,701.42	9,621.06
Fringe Benefits	1,437.49	896.04	136.25	214.92	0.00	0.00	1,715.37	4,400.07
Program Expenses	0.00	0.00	0.00	0.00	0.00	0.00	14,342.36	14,342.36
Communications	0.00	5.18	0.00	0.00	0.00	0.00	0.00	5.18
Grants	0.00	65,982.31	0.00	0.00	0.00	0.00	0.00	65,982.31
Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Conferences & Seminars	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00
Administrative Expenses	2,739.75	1,478.41	0.00	626.02	0.00	0.00	5,495.35	10,339.53
Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total EXPENSES	7,998.79	69,651.12	450.60	1,335.50	0.00	0.00	25,429.50	104,865.51
Excess Rev/Exp	173,296.50	0.00	0.00	9,787.12	2,814.47	873.75	28,202.89	214,974.73

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 9/1/2025 Through 9/30/2025

	<u>Future SW-MOA145</u>	<u>Community Vitality</u>	<u>Catskill Fund for the Future</u>	<u>Total</u>
SUPPORT & REVENUES				
Contract Income	16,695.75	30,733.32	0.00	47,429.07
Interest & Other Income	<u>4,383.34</u>	<u>0.00</u>	<u>202,995.88</u>	<u>207,379.22</u>
Total SUPPORT & REVENUES	<u>21,079.09</u>	<u>30,733.32</u>	<u>202,995.88</u>	<u>254,808.29</u>
EXPENSES				
Salary	2,675.67	869.09	14,057.33	17,602.09
Fringe Benefits	1,056.34	358.33	7,710.97	9,125.64
Program Expenses	14,342.36	28,911.56	4,821.64	48,075.56
Occupancy & Interest Exp	0.00	0.00	87.97	87.97
Advertising & Promotion	0.00	0.00	0.00	0.00
Communications	6.45	0.00	39.54	45.99
Conferences & Seminars	0.00	0.00	0.00	0.00
Repair & Maintenance	0.00	0.00	1,950.63	1,950.63
Subscriptions & Publications	0.00	0.00	12.00	12.00
Professional Fees	0.00	0.00	6,106.00	6,106.00
Administrative Expenses	2,998.27	594.34	14,344.33	17,936.94
Miscellaneous Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total EXPENSES	<u>21,079.09</u>	<u>30,733.32</u>	<u>49,130.41</u>	<u>100,942.82</u>
Excess Rev/Exp	<u>0.00</u>	<u>0.00</u>	<u>153,865.47</u>	<u>153,865.47</u>

Catskill Watershed Corporation										
Statement of Revenues and Expenditures										
From 1/1/2025 Through 9/30/2025										
	Operating	Septic III	Septic V	Land Acquisition	Septic Maintenance II	Stream Corridor Program	Flood Hazard I	Flood Hazard II	CWMP III	Total
SUPPORT & REVENUES										
Contract Income	890,976.35	0.00	7,364,594.81	1,653.11	292,489.49	0.00	36,393.47	1,211,187.37	46,825.79	9,844,120.39
Interest & Other Income	12,589.56	41,324.30	513,377.62	0.00	7,706.21	32,734.47	30,406.45	130,553.25	72,514.59	841,206.45
Total SUPPORT & REVENUES	903,565.91	41,324.30	7,877,972.43	1,653.11	300,195.70	32,734.47	66,799.92	1,341,740.62	119,340.38	10,685,326.84
EXPENSES										
Salary	736,202.74	0.00	262,896.34	0.00	59,632.29	0.00	0.00	129,200.08	21,591.42	1,209,522.87
Fringe Benefits	342,001.62	0.00	112,089.62	0.00	13,334.96	0.00	0.00	37,736.57	6,929.66	512,092.43
Program Expenses	2,728.83	0.00	7,169,478.60	1,653.11	151,413.48	0.00	66,799.92	1,053,550.63	73,815.10	8,519,439.67
Occupancy & Interest Exp	(83,533.04)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(83,533.04)
Advertising & Promotion	3,342.89	0.00	0.00	0.00	0.00	0.00	0.00	4,846.05	0.00	8,188.94
Office Supplies	9,387.94	0.00	89.38	0.00	0.00	0.00	0.00	0.00	0.00	9,477.32
Communications	19,517.54	0.00	1,115.98	0.00	31.25	0.00	0.00	101.65	10.37	20,776.79
Travel	13,632.17	0.00	0.00	0.00	0.00	0.00	0.00	229.81	0.00	13,861.98
Conferences & Seminars	3,636.55	0.00	375.41	0.00	508.82	0.00	0.00	266.59	0.00	4,787.37
Insurance	85,788.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,788.21
Repair & Maintenance	35,408.31	0.00	1,080.00	0.00	0.00	0.00	0.00	0.00	0.00	36,488.31
Subscriptions & Publications	6,622.69	0.00	0.00	0.00	0.00	0.00	0.00	4,156.86	0.00	10,779.55
Professional Fees	88,811.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88,811.70
Administrative Expenses	(785,341.25)	0.00	330,847.10	0.00	75,274.90	0.00	0.00	111,652.38	15,465.99	(252,100.88)
Depreciation & Amortization	424,664.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	424,664.46
Dues, Licenses & Memberships	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00
Miscellaneous Expense	269.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269.55
Total EXPENSES	903,565.91	0.00	7,877,972.43	1,653.11	300,195.70	0.00	66,799.92	1,341,740.62	117,812.54	10,609,740.23
Excess Rev/Exp	0.00	41,324.30	0.00	0.00	0.00	32,734.47	0.00	0.00	1,527.84	75,586.61

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 1/1/2025 Through 9/30/2025

	<u>CWMP - Shokan</u>	<u>Public Education II - Renewal</u>	<u>Stormwater Technical Assist Pr</u>	<u>Stormwater Retrofit III</u>	<u>Tax Consulting Fund</u>	<u>Tax Litigation Avoidance Prgm</u>	<u>WOH Future Stormwater Controls</u>	<u>Total</u>
SUPPORT & REVENUES								
Contract Income	0.00	92,590.35	5,350.53	0.00	0.00	0.00	1,717,894.93	1,815,835.81
Interest & Other Income								
	<u>1,409,575.61</u>	<u>1,003.48</u>	<u>508.27</u>	<u>103,785.02</u>	<u>13,751.26</u>	<u>8,050.18</u>	<u>301,411.93</u>	<u>1,838,085.75</u>
Total SUPPORT & REVENUES	<u>1,409,575.61</u>	<u>93,593.83</u>	<u>5,858.80</u>	<u>103,785.02</u>	<u>13,751.26</u>	<u>8,050.18</u>	<u>2,019,306.86</u>	<u>3,653,921.56</u>
EXPENSES								
Salary	36,316.61	12,962.76	4,040.49	10,877.73	0.00	1,173.18	28,374.07	93,744.84
Fringe Benefits	11,895.71	9,834.78	1,818.31	4,205.37	0.00	628.41	11,327.50	39,710.08
Program Expenses	492,779.89	0.00	0.00	84,422.81	0.00	0.00	1,694,148.25	2,271,350.95
Communications	64.84	134.74	0.00	2.04	0.00	0.00	49.80	251.42
Grants	0.00	56,231.56	0.00	0.00	0.00	0.00	0.00	56,231.56
Travel	0.00	0.00	0.00	0.00	0.00	0.00	14.98	14.98
Conferences & Seminars	0.00	0.00	0.00	0.00	0.00	0.00	246.60	246.60
Administrative Expenses	23,141.64	14,429.99	0.00	10,441.83	0.00	836.45	37,421.22	86,271.13
Miscellaneous Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(15.00)</u>	<u>(15.00)</u>
Total EXPENSES	<u>564,198.69</u>	<u>93,593.83</u>	<u>5,858.80</u>	<u>109,949.78</u>	<u>0.00</u>	<u>2,638.04</u>	<u>1,771,567.42</u>	<u>2,547,806.56</u>
Excess Rev/Exp	<u>845,376.92</u>	<u>0.00</u>	<u>0.00</u>	<u>(6,164.76)</u>	<u>13,751.26</u>	<u>5,412.14</u>	<u>247,739.44</u>	<u>1,106,115.00</u>

Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 1/1/2025 Through 9/30/2025

	<u>Future SW-MOA145</u>	<u>Community Vitality</u>	<u>Catskill Fund for the Future</u>	<u>Total</u>
SUPPORT & REVENUES				
Contract Income	484,323.27	205,410.37	0.00	689,733.64
Interest & Other Income	<u>35,658.74</u>	<u>0.00</u>	<u>1,810,989.18</u>	<u>1,846,647.92</u>
Total SUPPORT & REVENUES	<u>519,982.01</u>	<u>205,410.37</u>	<u>1,810,989.18</u>	<u>2,536,381.56</u>
EXPENSES				
Salary	23,787.32	19,194.37	142,424.42	185,406.11
Fringe Benefits	9,718.07	6,562.15	76,177.88	92,458.10
Program Expenses	462,065.69	167,155.60	26,949.12	656,170.41
Occupancy & Interest Exp	0.00	0.00	87.97	87.97
Advertising & Promotion	0.00	0.00	122.91	122.91
Communications	179.72	0.00	1,917.66	2,097.38
Conferences & Seminars	0.00	0.00	50.00	50.00
Repair & Maintenance	0.00	0.00	5,555.67	5,555.67
Subscriptions & Publications	0.00	0.00	212.19	212.19
Professional Fees	0.00	0.00	48,779.00	48,779.00
Administrative Expenses	24,231.21	12,498.25	129,100.29	165,829.75
Miscellaneous Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total EXPENSES	<u>519,982.01</u>	<u>205,410.37</u>	<u>431,377.11</u>	<u>1,156,769.49</u>
Excess Rev/Exp	<u>0.00</u>	<u>0.00</u>	<u>1,379,612.07</u>	<u>1,379,612.07</u>

Catskill Watershed Corporation
Board of Directors Fees
As of September 2025

<u>Board Members Name</u>	<u>August</u>	<u>Year to Date</u>
Alicia Terry	\$ 600.00	\$ 4,950.00
Allen Hinkley	-	3,450.00
Arthur Merrill	450.00	4,200.00
Christopher Mathews	450.00	3,600.00
George Haynes Jr.	300.00	2,700.00
Innes Kasanof	-	3,750.00
James Sofranko	300.00	3,300.00
Jeffrey Senterman	300.00	3,300.00
John Kosier	-	4,650.00
Joseph Cetta	450.00	4,350.00
Richard Parete	600.00	5,250.00
Thomas Hoyt	300.00	2,700.00
Total Board Fees Paid	<u>\$ 3,750.00</u>	<u>\$ 46,200.00</u>

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

Fund	Bank	Terms	Interest Rate	Amount
Account # 1200				
Money Market Accounts				
Operating Account				
Operating - Money Market #1	Pershing	Short-Term	3.19%	\$ 48,794.93
Tax Consulting				
Tax Consulting - Money Market	Pershing	Short-Term	3.19%	233,410.90
Future Stormwater				
Future Stormwater - MM #1	Pershing	Short-Term	3.19%	151,075.26
Catskill Fund for the Future				
CFF - Money Market	Pershing	Short-Term	3.19%	123,373.79
		Total Money Markets:		<u>556,654.88</u>
		Total Per Financial Statements:		<u>556,654.88</u>
		Difference:		<u>\$ -</u>
Account # 1201				
Savings Accounts				
Future Stormwater				
Future Stormwater - Savings Account	The Delaware Nat'l Bank of Delhi	Short-Term	3.58%	5,554,019.42
Catskill Fund for the Future				
CFF - Savings Account	The Delaware Nat'l Bank of Delhi	Short-Term	3.58%	14,651,922.30
		Total Money Markets:		<u>20,205,941.72</u>
		Total Per Financial Statements:		<u>20,205,941.72</u>
		Difference:		<u>\$ -</u>
Account # 1205				
Restricted Cash				
Stream Corridor - Debris Removal Program				
Stream Cor. - Debris Removal - Ckg	Bank of Greene County	Short-Term	2.69%	\$ 1,366,854.60
Community Wastewater III				
CWMP III - [Lateral Program] - Ckg	Bank of Greene County	Short-Term	2.69%	1,120,842.96
		Total Restricted Cash:		<u>2,487,697.56</u>
		Total Per Financial Statements:		<u>2,487,697.56</u>
		Difference:		<u>\$ -</u>

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

Program / Pur. #	Name of Investment	Type of Investment	Date of Purchase	Maturity Date	CUSIP Number	Next Coupon/Final Payment	Effective Interest	Carrying Value	Total Program Value	Market Unrealized Gain/(Loss)	Net Short Term Municipal Bond Investments
<i>Account # 1202/#1208 -- Short Term Investments - Municipal/Agency Bonds</i>											
<i>Future Stormwater</i>											
60	NYC Transitional Finance	Municipal/Agency Bond	03/03/23	11/01/25	64971WXD7	11/01/25	4.780%	79,895.60			
114	NYC Transitional Finance	Municipal/Agency Bond	02/18/22	11/01/25	64971XA57	11/01/25	2.000%	24,976.04			
1	Triborough Bridge	Municipal/Agency Bond	12/03/21	11/15/25	89602NU93	11/15/25	1.250%	461,780.75			
132	Albany Municipal Water	Municipal/Agency Bond	02/01/23	12/01/25	01244QCT1	12/01/25	4.250%	24,857.98			
111	NYC Transitional Finance	Municipal/Agency Bond	02/11/22	02/01/26	64971XG93	02/01/26	1.870%	75,000.00			
27	NYS Dorm Authority	Municipal/Agency Bond	02/03/22	02/15/26	64990FS70	02/15/26	1.800%	15,034.46			
39	NYD Dorm Authority	Municipal/Agency Bond	02/10/22	02/15/26	64990FS70	02/15/26	1.900%	125,241.62			
40	NYC Transitional Finance	Municipal/Agency Bond	01/21/22	05/01/26	64971WJ76	11/01/25	1.750%	466,385.08			
14	NYC Transitional Finance	Municipal/Agency Bond	03/17/22	05/01/26	64972JRW0	11/01/25	2.420%	34,772.83			
8	NYC Transitional Finance	Municipal/Agency Bond	09/23/25	08/01/26	64971WVE7	02/01/26	3.602%	174,780.52	1,482,724.88	(9,407.63)	1,473,317.25
<i>Catskill Fund for the Future</i>											
77	NYCGEN	Municipal/Agency Bond	03/03/23	11/01/25	64971WXD7	11/01/25	4.780%	159,791.19			
37	NYC Transitional Finance	Municipal/Agency Bond	10/18/21	11/01/25	64971XA57	11/01/25	0.880%	1,034,964.89			
134	NYC Housing Dev	Municipal/Agency Bond	02/01/23	11/01/25	64972C5X7	11/01/25	4.250%	79,974.17			
65	Triborough Bridge	Municipal/Agency Bond	12/03/21	11/15/25	89602NU93	11/15/25	1.250%	577,225.94			
12	Triborough Bridge	Municipal/Agency Bond	12/06/21	11/15/25	89602NU93	11/15/25	1.250%	230,890.44			
2	NYCGEN	Municipal/Agency Bond	08/26/25	02/01/26	64971XG93	02/01/26	3.952%	163,876.33			
96	NYS Dorm Authority	Municipal/Agency Bond	02/03/22	02/15/26	64990FS70	02/15/26	1.800%	35,080.41			
59	NYS Dorm Authority	Municipal/Agency Bond	06/25/25	02/15/26	64990FS70	02/15/26	4.102%	347,861.42			
62	NYS Urban Development	Municipal/Agency Bond	02/04/22	03/15/26	64985TDC2	03/15/26	1.700%	129,776.38			
4	NYS Urban Development	Municipal/Agency Bond	06/30/25	03/15/26	6500354W5	03/15/26	4.021%	124,523.05			
71	NYS Dorm Authority	Municipal/Agency Bond	03/25/22	03/15/26	64990FY32	03/15/26	4.101%	203,749.50			
9	NYC Transitional Finance	Municipal/Agency Bond	01/21/22	05/01/26	64971WJ76	11/01/25	1.750%	912,710.58			
7	NYC Transitional Finance	Municipal/Agency Bond	02/04/22	05/01/26	64972JRW0	11/01/25	1.700%	124,683.05			
56	NYC Transitional Finance	Municipal/Agency Bond	03/17/22	05/01/26	64972JRW0	11/01/25	2.420%	69,545.65	4,194,653.00	(20,502.85)	4,174,150.15
Total Short Term Municipal/Agency Bonds:								<u>5,677,377.88</u>	<u>5,677,377.88</u>	<u>(29,910.48)</u>	<u>5,647,467.40</u>
Total Per Financial Statements:								<u>5,677,377.88</u>	<u>5,677,377.88</u>	<u>(29,910.48)</u>	
Difference:								<u>0.00</u>	<u>0.00</u>	<u>(0.00)</u>	Rounding

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

Program / Pur. #	Name of Investment	Type of Investment	Date of Purchase	Maturity Date	CUSIP Number	Next Coupon/Final Payment	Effective Interest	Carrying Value	Total Program Value	Market Unrealized Gain/(Loss)	Net Short Term Municipal Bond Investments
<i>Account #1204/#1209 -- Long Term Investments - Municipal/Agency Bonds</i>											
<i>Future Stormwater</i>											
<u>137</u>	NYC Transitional Finance	Municipal/Agency Bond	05/18/23	11/01/26	64971Q7L1	11/01/25	4.150%	9,974.87			
<u>112</u>	Wyandanch NY SD	Municipal/Agency Bond	02/11/22	12/15/26	982616HG2	12/15/25	2.450%	50,877.61			
<u>136</u>	Upper Mohawk Vly Water	Municipal/Agency Bond	05/03/23	04/01/27	916091HL8	10/01/25	4.100%	19,333.65			
<u>6</u>	NYC Transitional Finance	Municipal/Agency Bond	09/09/25	05/01/27	64971XLS5	11/01/25	3.690%	708,595.36			
<u>34</u>	NYS Urban Development	Municipal/Agency Bond	09/29/25	03/15/28	6500355X2	03/15/26	3.680%	703,212.97			
<u>45</u>	NYS Urban Development	Municipal/Agency Bond	05/09/25	03/15/28	6500358R2	03/15/26	0.750%	<u>247,351.02</u>	1,739,345.48	(1,974.68)	1,737,370.80
<i>Catskill Fund for the Future</i>											
<u>3</u>	NYCGEN	Municipal/Agency Bond	08/26/25	11/01/26	64971XYQ5	11/01/25	3.888%	72,795.12			
<u>138</u>	Upper Mohawk Vly Water	Municipal/Agency Bond	05/18/23	11/01/26	64971Q7L1	11/01/25	4.520%	19,949.74			
<u>24</u>	NYC Transitional Finance	Municipal/Agency Bond	09/18/25	11/01/26	64971XJC39	11/01/25	3.675%	495,798.21			
<u>139</u>	NYC Transitional Finance	Municipal/Agency Bond	05/03/23	04/01/27	916091HL8	10/01/25	4.100%	38,667.30			
<u>26</u>	NYC Transitional Finance	Municipal/Agency Bond	09/09/25	05/01/27	64971WJ84	11/01/25	3.716%	1,093,418.14			
<u>42</u>	NYC Transitional Finance	Municipal/Agency Bond	07/08/25	08/01/27	64972JRR1	02/01/26	3.500%	495,631.88	2,216,260.38	2,462.92	2,218,723.30
Total Long Term Municipal/Agency Bonds:								<u>3,955,605.86</u>	<u>3,955,605.86</u>	<u>488.24</u>	<u>3,956,094.10</u>
Total LT Per Financial Statements:								<u>3,955,605.86</u>	<u>3,955,605.86</u>	<u>488.24</u>	<u>3,956,094.10</u>
Rounding								<u>0.00</u>	<u>0.00</u>	<u>(0.00)</u>	<u>-</u>
Difference:								<u>0.00</u>	<u>0.00</u>	<u>(0.00)</u>	<u>-</u>

Catskill Watershed Corporation
Summary Budget Comparison
From 9/1/2025 Through 9/30/2025

-75%

Account Code	Account Title	Total Budget \$ - Original	YTD Actual	Remaining Budget	Percent Total Budget Remaining	Percent Total Budget Used
001	Salary Expense	2,025,229.00	1,488,673.82	536,555.18	26.49%	73.51%
002	Fringe Benefits	1,360,907.00	644,260.61	716,646.39	52.66%	47.34%
003	Program Expenses	49,017,307.00	11,446,961.03	37,570,345.97	76.65%	23.35%
004	Occupancy & Interest Exp	599,800.00	(83,445.07)	683,245.07	113.91%	(13.91)%
005	Advertising & Promotion	20,400.00	8,311.85	12,088.15	59.26%	40.74%
006	Office Supplies	24,300.00	9,477.32	14,822.68	61.00%	39.00%
007	Communications	27,600.00	23,125.59	4,474.41	16.21%	83.79%
008	Grants & Reimbursements	205,000.00	56,231.56	148,768.44	72.57%	27.43%
009	Travel	52,200.00	13,876.96	38,323.04	73.42%	26.58%
010	Conferences & Seminars	24,250.00	5,083.97	19,166.03	79.04%	20.96%
011	Insurance	114,494.00	85,788.21	28,705.79	25.07%	74.93%
012	Repair & Maintenance	47,590.00	42,043.98	5,546.02	11.65%	88.35%
013	Subscriptions & Publications	8,644.00	10,991.74	(2,347.74)	(27.16)%	127.16%
014	Professional & Director Fees	633,658.00	137,590.70	496,067.30	78.29%	21.71%
015	Administrative Costs	0.00	0.00	0.00	0.00%	0.00%
016	Depreciation & Amortization	634,041.00	424,664.46	209,376.54	33.02%	66.98%
017	Dues, Licenses, & Memberships	2,415.00	425.00	1,990.00	82.40%	17.60%
018	Miscellaneous Expense	2,000.00	254.55	1,745.45	87.27%	12.73%
Report Difference		(54,799,835.00)	(14,314,316.28)	(40,485,518.72)	73.88%	26.12%

Executive Director's Report
December 2, 2025

Community Wastewater Management Program

New Kingston –System complete. Retainage paid to contractor.

Halcottsville – System complete. Dirty water start-up was conducted on April 10, 2025. Questions remained about whether to provide a stormwater retrofit project as part of the final road paving. After review and discussion, it was decided that we would not pursue a retrofit project. Pavement work was completed on October 29, 2025. Some additional corrections are being addressed for drainage.

Shokan- Final plans have been submitted and reviewed by DEP. DEP offered limited comments based on their review. No comments cause CWC any concern with design. DEP noted they cannot formally approve the plans until DEC issues their approval. The public comment period has expired on the SPDES permit. There were limited comments that are being addressed. The project is currently out to bid and a prebid meeting was held in early October. Roughly 30 contractors attended the meetings. There were numerous requests to extend the bid deadlines to ensure enough time to put together proposals. CWC and the Town agreed to extend each bid deadline by 1 week.

CWC received an additional \$20.5 million on May 21st from the City as part of our contract amendment. CWC received the final \$8 million from the contract on October 1st.

Lateral access agreements have started being received from property owners. We have received 280 returned agreements as of 11/18/25.

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

DEP has confirmed only the Town as the permit holder will be required to have the increased insurance. There has also been an update to the plans that require two additional DEP parcels to be added to the permit. DEP has provided an updated agreement with the new parcels included.

A contract amendment with Lamont has been approved, as we transition from the design phase to the construction phase of the program.

Bids were received on October 30th and November 6th for the 8 project contracts. The total value of all low bidder contracts is \$74,428,196. In November, the CWC Board approved an additional \$10 million allocation from the CFF to cover contractual shortfalls in an effort to continue the project momentum while DEP addresses the contract. CWC and DEP have had multiple conversations since the bids were received to discuss next steps.

Stormwater

CWC held a stormwater seminar for professional credits in early March 2025. We believe it was very successful.

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

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

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

The Future Stormwater program is running low on available funds. CWC has been advocating to DEP to increase FSW funding. We are hoping to get funding included in the Side Agreement that is under negotiation. Without FSW funding, many projects will not receive reimbursement or assistance for compliance with NYCDEP Watershed Regulations.

Flood Hazard

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

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

owners requesting applications to move forward with the CWC FHM program for 75% costs of construction.

We have approved bids for the demolition of multiple structures in Olive and Tannersville. Those projects have been faced with a number of issues and delays. Tannersville properties have started but there are change orders and additional delays expected. The Olive property will be starting in mid-late November.

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

CWC has been advocating for a longer-term agreement in the FHM program to coincide with the end of the Water Withdrawal Permit renewal.

I have named Eric Lane the new Flood Hazard Program Manager. Eric's role will be redirected to much more of an external facing position, meeting with property owners and leaders throughout the Watershed to discuss availability of CWC's FHM program and discuss eligible projects. CWC discussed this in detail with local stream partners and NYCDEP at the most recent quarterly Flood Hazard meeting hosted by NYCDEP.

Septic

The program is open. CWC has been successfully collaborating with NYCDEP in regards to funding needs for the upcoming year. We have informed NYCDEP that projections show we will invoice for our last residential payment next July. DEP submitted a draft contract amendment for CWC to review to fund the contract through 2029. CWC has agreed to the draft amendment for an additional \$30 million for the septic program.

Septic Maintenance

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

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

Windham and their engineer submitted a septage acceptance feasibility study to CWC. The results indicate the plant could accept a significant amount of septage daily without upset to their

current operations. The report suggested a daily acceptance limit of 10,000 gpd with the potential to take closer to 40,000 gpd. Even at the lower rate, that would significantly increase the quantity of septage being able to be delivered locally. Estimated costs inclusive of stormwater and engineering was less than \$3 million.

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

Prattsville submitted a draft feasibility study report in September. We had some immediate questions and comments we asked the Town's engineer to look at and address. We received an updated report on September 19th. Following our review, we forwarded the report to DEP. DEP also provided some comments that the Town and engineer are working on responding to. John Mathiesen will be taking over administration and management of these projects for CWC.

Policy

The Community Vitality Study is in progress. A draft was submitted to stakeholders on November 14th. CWC has received a change order request from CGR. After review and additional discussions, the initial request has been reduced from \$39,000 to \$18,100. The overarching theme of the cost increases comes from data collection and retrieval difficulties that have resulted in additional time and effort from the consultants.

The contract for the Community Vitality Study has been registered and CWC submitted an invoice for payment. We have been fronting the funding to date from the CFF.

CWC continues to participate in Water Withdrawal Permit and side agreement discussions, CWT meetings, and various Watershed related talks throughout the region. Those discussions did not include DEP for a number of months after DEP decided not to participate with local stakeholders in any additional negotiations. Prior to pulling out of negotiations and discussions, DEP had taken the position they would only be willing to fund I&I maintenance at facilities owned by DEP. I have voiced opposition to this position. CWT submitted a letter detailing frustrations with DEP's lack of partnership and transparency surrounding their submission of a draft Water Withdrawal Permit without working or sharing with stakeholders. I support the submission of the letter.

After the submission of CWT and various stakeholder letters, DEP has reinitiated conversations and submitted a side agreement for consideration. Those talks are ongoing.

CWC's Human Resources Director, Gemma Young, has led many internal initiatives. In March, the updated CWC Employee Handbook was adopted. With Gemma's help and expertise, we are making some internal changes within the company to create better efficiency and practices. Some other recent updates include CWC managers who have started taking leadership development trainings, updates to CWC's Emergency Action Plan, and an internal review of IT SWOT analysis.

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

CWC received a request from the Town of Roxbury to pursue TLAP funding to review valuation of the NYCDEP owned WWTP that has undergone some maintenance and upgrades. That request has been approved and DEP is now tasked with conducting a current valuation evaluation.

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

CWC hosted a meeting with several WWTP operators in September.

CWC presented at the NYWEA Watershed Technical Conference in September.

CWC attended a Town of Middletown Board meeting in September.

CWC staff is meeting with professors from Bard College in October.

CWC presented at Frost Valley for Columbia University students in October.

CWC staff is attending a CERM conference in October

CWC attended a tour and educational trip to the Time and the Valleys Museum in Neversink

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

Finance

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

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

Negotiations for a 10 year renewal operating contract are complete. Based on recent funding level concerns, we have asked DEP to consider fronting additional funds in the contract to ensure we do not end up in a situation similar to MOA-145 or Septic Maintenance. We will bring to committee a final draft to review.

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

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

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

The FY26 budget was approved by the Board in November.

Education

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

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

Within the new contract is a subprogram and funding for a “Workforce Development” Program. Gemma Young will be the manager of this program. Program rules have developed and approved.

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

Economic Development

Loan Committee Action @ November 13, 2025 meeting: Loan approved: Video Entertainment Plus, Inc.

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

A revised set of CFF Program Rules was approved by the Economic Development Committee in November. A resolution to approve the rules will be reviewed by the Board in December.

CWC CFF Leverage Report

	Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
	329	213 Apples, LLC	11/3/2015		\$1,300,000.00	\$0.00	\$0.00	\$632,125.00	\$1,932,125.00	0	10	10	Ulster
	363	Gifford's Sports Supply	5/25/2004		\$25,000.00	\$0.00	\$0.00	\$51,000.00	\$76,000.00	2	0	0	Delaware
	364	Mauer Enterprises, Inc.	7/27/2004		\$100,000.00	\$0.00	\$0.00	\$120,000.00	\$220,000.00		40	0	Ulster
	365	Delaware Dental, PLLC	10/26/2004		\$90,000.00	\$0.00	\$0.00	\$160,000.00	\$250,000.00	0	0	0	Delaware
	366	John & Denise McLean T/A Wood-Done-Right	10/26/2004		\$25,000.00	\$0.00	\$0.00	\$41,700.00	\$66,700.00	0	0	0	Delaware
	367	Mental Health Association	4/26/2005		\$77,468.00	\$0.00	\$0.00	\$78,000.00	\$155,468.00	12	0	0	Delaware
	368	TLB Management, Inc.	4/26/2005		\$500,000.00	\$0.00	\$0.00	\$1,469,500.00	\$1,969,500.00	0	0	0	Ulster
	369	Alexios Kambouris T/A A&G Furniture	4/25/2006		\$150,000.00	\$0.00	\$0.00	\$150,000.00	\$300,000.00	4	0	0	Ulster
	380	V&B Cross Lumber Co., Inc.	8/28/2001		\$450,000.00	\$0.00	\$0.00	\$0.00	\$450,000.00	0	0	0	Ulster
	371	The Reporter Company	8/7/2006		\$500,000.00	\$0.00	\$0.00	\$0.00	\$500,000.00	19	0	0	Delaware
	361	Westchester-Ellenville Hospital Inc.	2/25/2003		\$1,000,000.00	\$0.00	\$0.00	\$1,492,243.00	\$2,492,243.00		1		Ulster
	373	RTE Transport LTD	3/27/2007		\$142,000.00	\$0.00	\$0.00	\$25,000.00	\$167,000.00	7	0	0	Greene
	374	Frank & Judith Berkey	3/27/2007		\$725,000.00	\$0.00	\$0.00	\$72,000.00	\$725,000.00	1	0	0	Delaware
	375	Catskill Mountain Transfer, Inc.	5/22/2007		\$200,000.00	\$0.00	\$0.00	\$438,975.00	\$635,975.00	1	0	0	Delaware
	376	Gail McNee	5/27/2008		\$67,000.00	\$0.00	\$0.00	\$3,000.00	\$70,000.00	4	0	0	Delaware
	377	BTH Properties, LLC. T/A Pine Bush Equipmen	3/3/2009		\$500,000.00	\$0.00	\$0.00	\$768,950.00	\$1,268,950.00	0	0	0	Sullivan
	378	Vaughn & Jodie Wilkie	11/3/2009		\$79,000.00	\$0.00	\$0.00	\$191,000.00	\$270,000.00	0	0	0	Greene
	379	Rallysport	6/23/1998		\$35,000.00	\$0.00	\$0.00	\$0.00	\$35,000.00	0	0	0	Delaware
	237	Onteora Farms, LLC	6/2/2015		\$100,000.00	\$0.00	\$0.00	\$28,000.00	\$128,000.00	1	0	0	Ulster
	122	Dylan Patrick LLC	7/22/2008		\$560,000.00	\$0.00	\$0.00	\$840,000.00	\$1,400,000.00	21	25	4	Sullivan
	229	Vista Property Group, LLC	5/1/2012		\$860,000.00	\$0.00	\$0.00	\$1,400,000.00	\$2,300,000.00	9	10	1	Ulster
	201	Frank's Septic	5/4/2010		\$15,750.00	\$0.00	\$0.00	\$5,250.00	\$21,000.00	1	1	0	Delaware

	Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
	200	Papa Pratt's Pizzeria, LLC	12/2/2008		\$105,000.00	\$0.00	\$0.00	\$15,000.00	\$145,000.00	0	0	0	Greene
	200	Papa Pratt's Pizzeria, LLC	12/2/2008		\$25,000.00	\$0.00	\$0.00	\$15,000.00	\$145,000.00	0	0	0	Greene
	180	Stamford Belvedere Corp	8/3/2010		\$150,000.00	\$0.00	\$0.00	\$0.00	\$150,000.00	0	0	0	Delaware
	265	J & W Deli, LLC	3/5/2013		\$290,000.00	\$0.00	\$0.00	\$115,000.00	\$405,000.00	6	8	2	Delaware
	277	JGJMS, LLC	9/3/2013		\$220,673.54	\$0.00	\$0.00	\$220,673.54	\$441,347.07	20	20	0	Greene
	362	Candace Chambers & Timothy Townssend T/A	5/27/2003		\$97,400.00	\$0.00	\$0.00	\$738,275.00	\$835,275.00	0	0	0	Ulster
	174	Lucky Dog's Hamden Inn	10/5/2010		\$240,000.00	\$0.00	\$0.00	\$110,000.00	\$350,000.00	0	6	6	Delaware
	362	Candace Chambers & Timothy Townssend T/A	4/22/2003		\$156,000.00	\$0.00	\$0.00	\$835,275.00	\$991,275.00	0	0	0	Ulster
	485	GDB Ventures, Inc	11/4/2025		\$425,000.00	\$0.00	\$0.00	\$47,500.00	\$472,500.00	2	2	2	Delaware
	340	Osterhoudt Corp	11/1/2016		\$860,000.00	\$0.00	\$0.00	\$633,000.00	\$1,493,000.00	0	0	0	Ulster
	349	Catskill Ventures, LLC	7/5/2017		\$965,195.00	\$0.00	\$0.00	\$413,655.00	\$1,378,850.00	0	20	20	Ulster
	353	Sunflower Market, Inc.	12/5/2017		\$500,000.00	\$0.00	\$0.00	\$1,767,595.00	\$2,267,595.00	53	60	10	Ulster
	354	Keath E. Davis	9/5/2017		\$275,000.00	\$0.00	\$0.00	\$0.00	\$275,000.00	2	2	0	Delaware
	359	Durable Systems	6/24/2003		\$60,000.00	\$0.00	\$0.00	\$340,000.00	\$400,000.00	1	1	0	Ulster
	360	Tom & Dana Fraser T/A The Phoenicia Belle	3/25/2003		\$25,000.00	\$0.00	\$0.00	\$8,400.00	\$33,400.00			0	Ulster
	372	38 Main Corp.	11/28/2006		\$120,000.00	\$0.00	\$0.00	\$255,000.00	\$375,000.00	6	0	0	Ulster
	301	Wellness RX, LLC	8/4/2015		\$35,000.00	\$0.00	\$0.00	\$160,000.00	\$195,000.00	1	0	0	Greene
	438	94 Proof, LLC	10/7/2025		\$1,500,000.00	\$0.00	\$0.00	\$8,250,000.00	\$2,325,000.00	4	4		Delaware
	480	Sound Mountain, LLC.	9/2/2025		\$180,000.00	\$0.00	\$0.00	\$90,000.00	\$470,000.00	3	5	5	Delaware
	370	Ronne D. Marantz	6/27/2006		\$305,000.00	\$0.00	\$0.00	\$555,000.00	\$860,000.00	0	0	0	Ulster
	481	JustJohn Property Co., LLC	8/5/2025		\$200,000.00	\$0.00	\$0.00	\$420,000.00	\$620,000.00	15	0	0	Greene
	482	1033 Main Street LLC	9/2/2025		\$349,272.00	\$0.00	\$0.00	\$38,808.00	\$388,080.00	2	0	0	Delaware
	462	Gockel Solutions LLC	3/5/2024		\$90,000.00	\$0.00	\$0.00	\$10,000.00	\$100,000.00				Delaware
	142	Walton Big M Plaza, LLC (2)	12/3/2024		\$300,000.00	\$0.00	\$0.00	\$247,012.00	\$547,012.00				Delaware

	Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
	441	Franks Septic LLC	8/2/2022		\$165,000.00	\$0.00	\$0.00	\$20,000.00	\$185,000.00	1	3	4	Delaware
	433	175 South Main LLC	12/7/2021		\$1,136,364.00	\$0.00	\$0.00	\$675,000.00	\$2,947,728.00		8		Ulster
	430	53470 State Highway 30, LLC	5/6/2025		\$1,125,000.00	\$0.00	\$0.00	\$140,000.00	\$1,805,000.00	0	3	3	Delaware
	430	53470 State Highway 30, LLC	5/6/2025		\$375,000.00	\$0.00	\$0.00	\$140,000.00	\$1,805,000.00	0	3	3	Delaware
	419	Leighton K Shultis and Erica M Shultis	2/4/2020		\$88,961.00	\$0.00	\$0.00	\$0.00	\$88,961.00	0	0	0	Delaware
	1	Catskill Craftsman	4/2/1998	9/15/1998	\$55,000.00	\$55,000.00	\$0.00	\$70,000.00	\$125,000.00	0	0	0	Delaware
	29	Catskill Craftsman, Inc. (2)	6/26/2001	9/15/1998	\$631,768.00	\$631,708.48	\$0.00	\$1,174,000.00	\$1,805,768.00	50	50	0	Delaware
	2	Lisa Jones D/B/A Hair Solutions	10/27/1998	12/4/1998	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$30,000.00	5	5	0	Delaware
	4	Olive Woods, LLC	11/24/1998	2/22/1999	\$675,000.00	\$675,000.00	\$0.00	\$675,000.00	\$1,350,000.00	117	143	26	Ulster
	3	Northeast Fabricators, LLC II	11/24/1998	2/22/1999	\$450,000.00	\$450,000.00	\$0.00	\$567,700.00	\$1,017,700.00	45	70	25	Delaware
	5	Tremperskill Country Store	10/27/1998	3/5/1999	\$30,000.00	\$30,000.00	\$0.00	\$45,000.00	\$75,000.00	3	3	0	Delaware
	6	G. Willikers, Inc. / Crossroads Building, LLC	1/26/1999	4/6/1999	\$85,900.00	\$85,900.00	\$0.00	\$201,734.00	\$287,634.00	53	75	22	Delaware
	7	Hogan's General Store	3/5/1998	8/12/1999	\$98,000.00	\$98,000.00	\$0.00	\$15,000.00	\$113,000.00	1	3	2	Delaware
	8	Alpine Garden Convenience Inc.	7/27/1999	11/3/1999	\$90,000.00	\$90,000.00	\$0.00	\$272,000.00	\$362,000.00	2	7	5	Greene
	9	Burton F. Clark, Inc.	4/24/1999	11/17/1999	\$600,000.00	\$600,000.00	\$0.00	\$750,000.00	\$1,350,000.00	52	64	12	Delaware
	10	Elizabeth Winograd	5/25/1999	11/24/1999	\$150,000.00	\$150,000.00	\$0.00	\$300,700.00	\$450,700.00	5	28	23	Ulster
	11	Skillcat II Corp. d/b/a Phoenicia Hotel	9/28/1999	12/1/1999	\$100,000.00	\$100,000.00	\$0.00	\$152,891.00	\$252,891.00	5	10	5	Ulster
	12	Peak Trading Corporation	9/28/1999	12/9/1999	\$140,000.00	\$140,000.00	\$0.00	\$190,000.00	\$330,000.00	4	15	11	Ulster
	13	Catskill Family Farms Cooperative	10/26/1999	4/4/2000	\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	6	7	1	Delaware
	15	Top Shelf Storage	2/22/2000	4/28/2000	\$36,120.00	\$36,120.00	\$0.00	\$36,120.00	\$72,240.00	1	1	0	Greene
	14	Apple Tree Inn & Efficiencies	2/22/2000	4/28/2000	\$50,000.00	\$50,000.00	\$0.00	\$150,500.00	\$200,500.00	2	2	0	Ulster
	16	Drew/Natasha Shuster	5/25/1999	5/23/2000	\$55,000.00	\$55,000.00	\$0.00	\$55,000.00	\$110,000.00	5	14	9	Greene
	18	Janice Dordick	5/23/2000	9/11/2000	\$450,000.00	\$450,000.00	\$0.00	\$1,150,000.00	\$1,600,000.00	14	22	8	Ulster
	17	Paul Solis-Cohen	5/23/2000	9/11/2000	\$150,000.00	\$150,000.00	\$0.00	\$230,000.00	\$380,000.00	6	10	4	Ulster

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	19	Kathleen Sullivan	6/27/2000	10/4/2000	\$44,900.00	\$44,900.00	\$0.00	\$43,000.00	\$87,900.00	1	1	0	Sullivan
	20	Mountain Top Historical Society of Green Coun	6/27/2000	11/6/2000	\$40,000.00	\$40,000.00	\$0.00	\$128,000.00	\$168,000.00	0	0	0	Greene
	22	Gary Mead	7/25/2000	11/27/2000	\$75,000.00	\$75,000.00	\$0.00	\$85,000.00	\$160,000.00	11	24	13	Delaware
	23	Wendy's Brew, Inc.	10/24/2000	3/16/2001	\$70,000.00	\$70,000.00	\$0.00	\$83,000.00	\$153,000.00	0	2	2	Greene
	24	Kent's Gifts	1/23/2001	3/16/2001	\$35,000.00	\$35,000.00	\$0.00	\$80,000.00	\$115,000.00	4	5	1	Delaware
	3	Northeast Fabricators, LLC II	11/28/2000	4/4/2001	\$429,895.02	\$429,895.02	\$0.00	\$0.00	\$429,895.02	0	0	0	Delaware
	25	Twins, Inc.	1/23/2001	4/20/2001	\$280,000.00	\$283,255.90	\$0.00	\$420,000.00	\$700,000.00	3	22	19	Ulster
	26	Michael Donofrio	11/28/2000	4/30/2001	\$92,500.00	\$93,498.21	\$0.00	\$169,500.00	\$262,000.00	3	6	3	Delaware
	27	Pots & Pans, Inc.	1/23/2001	5/23/2001	\$150,000.00	\$150,000.00	\$0.00	\$361,000.00	\$511,000.00	2	7	5	Delaware
	28	Woodstock Guild of Craftsmen, Inc.	4/28/2001	8/8/2001	\$525,000.00	\$525,000.00	\$137,204.16	\$742,000.00	\$1,267,000.00	8	11	3	Ulster
	30	Indian Country, Inc.	4/28/2001	8/24/2001	\$90,000.00	\$90,000.00	\$0.00	\$6,900,000.00	\$6,990,000.00	124	164	40	Delaware
	31	Healing Paws, LLC	6/26/2001	10/3/2001	\$90,000.00	\$90,000.00	\$0.00	\$110,500.00	\$200,500.00	0	6	6	Ulster
	32	Minnewaska Realty, LLC	1/23/2001	10/17/2001	\$200,000.00	\$200,000.00	\$0.00	\$275,000.00	\$475,000.00	4	7	3	Ulster
	33	Bruce Inn, LLC	4/28/2001	12/14/2001	\$95,000.00	\$95,000.00	\$0.00	\$394,735.00	\$489,735.00	0	9	9	Delaware
	34	Mountain Brook, Inn	9/25/2001	2/15/2002	\$80,000.00	\$80,000.00	\$0.00	\$195,000.00	\$275,000.00	0	3	3	Delaware
	35	Matthew Hoffmeister	11/27/2001	3/26/2002	\$50,000.00	\$50,000.00	\$0.00	\$61,500.00	\$111,500.00	2	2	0	Delaware
	36	Sunfrost Farms, Inc.	11/27/2001	4/4/2002	\$137,500.00	\$137,500.00	\$0.00	\$177,500.00	\$315,000.00	5	9	4	Ulster
	37	Cindy L. Johansen	1/22/2002	4/10/2002	\$114,887.21	\$115,112.79	\$0.00	\$134,887.21	\$250,000.00	1	1	0	Ulster
	38	Mack Custom Woodworking, LLC	2/26/2002	4/30/2002	\$300,000.00	\$300,000.00	\$0.00	\$310,000.00	\$610,000.00	14	14	0	Ulster
	39	Liberty Fitness Center, Inc.	2/26/2002	6/25/2002	\$90,000.00	\$90,000.00	\$0.00	\$104,500.00	\$194,500.00	5	10	5	Sullivan
	40	Margaretville Lodging, LLC	5/28/2002	6/28/2002	\$403,468.66	\$403,468.66	\$0.00	\$258,151.00	\$661,619.00	0	15	15	Delaware
	41	Creative Environments LLC d/b/a Full Moon	4/2/2002	6/28/2002	\$58,500.00	\$58,500.00	\$0.00	\$67,900.00	\$126,400.00	15	20	5	Ulster
	42	ARC Foods, Inc.	5/28/2002	7/11/2002	\$211,000.00	\$211,000.00	\$0.00	\$367,000.00	\$578,000.00	0	16	16	Ulster
	43	Bread Alone, Inc.	4/2/2002	7/31/2002	\$400,000.00	\$400,000.00	\$0.00	\$600,000.00	\$1,000,000.00	65	65	0	Ulster

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	44	Indian Country, Inc. (2)	2/26/2002	8/7/2002	\$650,000.00	\$650,000.00	\$0.00	\$745,414.00	\$1,395,414.00	0	0	0	Delaware
	45	Overlook Mountain Bikes of Woodstock Corp.	4/2/2002	8/28/2002	\$60,000.00	\$60,000.00	\$0.00	\$74,750.00	\$134,750.00	2	2	0	Ulster
	46	Kent's Gifts, LLC	5/28/2002	9/12/2002	\$30,000.00	\$30,000.00	\$0.00	\$70,000.00	\$100,000.00	5	5	0	Delaware
	47	Cesar Alfaro d/b/a Continental Cleaners	7/23/2002	10/11/2002	\$35,000.00	\$35,000.00	\$0.00	\$56,000.00	\$91,000.00	4	7	3	Sullivan
	49	Town of Olive	2/26/2002	10/15/2002	\$100,000.00	\$100,000.00	\$0.00	\$949,744.00	\$1,049,744.00	0	0	0	Ulster
	48	Village of Walton	7/23/2002	10/15/2002	\$253,275.00	\$253,275.00	\$0.00	\$72,293.00	\$325,568.00	0	0	0	Delaware
	50	Country Cone and Market, Ltd.	6/25/2002	11/22/2002	\$35,000.00	\$35,000.00	\$0.00	\$151,000.00	\$186,000.00	0	3	3	Ulster
	51	Tremperskill Country Store (2)	9/24/2002	12/18/2002	\$25,000.00	\$25,000.00	\$0.00	\$10,600.00	\$35,600.00	2	2	0	Delaware
	52	Sanzone d/b/a Catskill Mortgage	11/26/2002	2/7/2003	\$25,000.00	\$25,000.00	\$0.00	\$15,000.00	\$40,000.00	8	18	10	Delaware
	53	Jack & Elizabeth Gellman Torah Foundation, I	11/26/2002	2/13/2003	\$281,000.00	\$281,000.00	\$0.00	\$664,634.00	\$945,634.00	0	19	19	Greene
	54	Douglas and Christine Brady	11/26/2002	3/26/2003	\$135,000.00	\$135,000.00	\$0.00	\$215,000.00	\$350,000.00	4	7	3	Delaware
	55	Vincent Stanton d/b/a Uptown Auto Repair	10/22/2002	3/28/2003	\$35,000.00	\$35,000.00	\$0.00	\$70,000.00	\$105,000.00	3	5	2	Sullivan
	56	G. Willikers Inc. II	2/25/2003	4/17/2003	\$230,000.00	\$230,000.00	\$0.00	\$1,080,000.00	\$1,310,000.00	35	50	15	Delaware
	57	Hook, Line, Sinker & More	2/25/2003	4/25/2003	\$10,000.00	\$10,000.00	\$0.00	\$15,000.00	\$25,000.00	2	3	1	Ulster
	58	Delaware Valley Hospital	11/26/2002	5/1/2003	\$210,000.00	\$210,000.00	\$0.00	\$245,000.00	\$455,000.00	242	257	15	Delaware
	59	Reene D. Gauntt	1/28/2003	5/30/2003	\$70,000.00	\$70,000.00	\$0.00	\$105,000.00	\$175,000.00	4	6	2	Delaware
	60	Margaretville Memorial Hospital	1/28/2003	6/30/2003	\$1,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00	140	145	5	Delaware
	61	Masserson Properties, Inc.	3/25/2003	7/24/2003	\$98,000.00	\$98,000.00	\$0.00	\$147,000.00	\$245,000.00	2	6	4	Delaware
	63	Neil C. Fish & Elizabeth Fish	6/24/2003	7/31/2003	\$87,000.00	\$87,745.42	\$0.00	\$142,000.00	\$229,000.00	4	6	2	Ulster
	62	Jacques Qualin & Leslie Flam	4/22/2003	7/31/2003	\$204,000.00	\$204,000.00	\$0.00	\$366,000.00	\$570,000.00	0	20	20	Ulster
	64	Catskill Mountain Foundation, Inc.	8/22/2001	9/4/2003	\$1,100,000.00	\$1,100,000.00	\$575,353.06	\$420,000.00	\$1,520,000.00	29	35	6	Greene
	65	C&H Seupel, Ltd. d/b/a Whispering Pines	11/26/2002	9/12/2003	\$35,000.00	\$35,000.00	\$0.00	\$55,000.00	\$90,000.00	2	3	1	Ulster
	66	Crosroads Building LLC	7/22/2003	9/19/2003	\$75,500.00	\$75,500.00	\$0.00	\$134,332.00	\$209,832.00	2	3	1	Delaware
	67	Magic Mile, Inc.	3/25/2003	9/30/2003	\$150,000.00	\$150,000.00	\$0.00	\$250,000.00	\$400,000.00	0	12	12	Delaware

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	68	Delaware Valley Hospital (2)	5/27/2003	10/28/2003	\$290,000.00	\$290,000.00	\$0.00	\$210,000.00	\$500,000.00	257	257	0	Delaware
	69	Deer Run Village Homeowners Assoc., Inc.	6/24/2003	11/12/2003	\$25,000.00	\$24,934.38	\$0.00	\$25,000.00	\$50,000.00	22	23	1	Schoharie
	70	J&W Associates, LLC	8/26/2003	11/14/2003	\$107,200.00	\$107,200.00	\$0.00	\$252,800.00	\$360,000.00	8	17	9	Delaware
	71	Mountain Flame, Inc.	8/22/2001	12/9/2003	\$100,000.00	\$100,000.00	\$0.00	\$96,000.00	\$196,000.00	5	7	2	Delaware
	72	The Hospital	8/26/2003	12/19/2003	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00	275	298	23	Delaware
	73	Midotera, Inc.	8/22/2001	12/30/2003	\$45,000.00	\$45,000.00	\$0.00	\$121,000.00	\$166,000.00	0	14	14	Sullivan
	27	Pots & Pans, Inc.	10/28/2003	1/20/2004	\$148,768.31	\$148,768.31	\$0.00	\$0.00	\$148,768.31	0	0	0	Delaware
	74	Sports Equipment Specialists, LLC	8/22/2001	1/27/2004	\$76,300.00	\$76,300.00	\$0.00	\$0.00	\$76,300.00	0	0	0	Delaware
	75	11 Delaware Ave. Improvements, LLC	10/28/2003	2/2/2004	\$136,000.00	\$136,000.00	\$0.00	\$204,000.00	\$340,000.00	10	13	3	Delaware
	76	NicJo Ltd.	10/24/2003	2/11/2004	\$80,000.00	\$80,000.00	\$0.00	\$143,500.00	\$223,500.00	1	5	4	Sullivan
	77	Titan Drilling, Corp.	8/26/2003	6/2/2004	\$60,000.00	\$60,000.00	\$0.00	\$68,000.00	\$128,000.00	15	19	4	Delaware
	78	O'Connor Hospital	5/27/2003	6/30/2004	\$1,000,000.00	\$1,000,000.00	\$0.00	\$3,645,445.00	\$4,645,445.00	118	122	4	Delaware
	79	Cannie D's Corner Corp.	8/22/2001	7/1/2004	\$425,000.00	\$425,000.00	\$0.00	\$766,800.00	\$1,191,800.00	0	11	11	Sullivan
	80	David M. Rowe & Joseph A. Schiavo	8/22/2001	7/8/2004	\$177,500.00	\$177,500.00	\$0.00	\$262,500.00	\$440,000.00	4	13	9	Ulster
	61	Masserson Properties, Inc.	3/24/2004	7/20/2004	\$50,000.00	\$50,000.00	\$0.00	\$105,000.00	\$155,000.00	0	0	0	Delaware
	82	Windham Ventures II	5/25/2004	8/12/2004	\$70,000.00	\$71,507.91	\$16,152.32	\$110,000.00	\$180,000.00	5	13	8	Greene
	83	Sportsfield Specialties, Inc.	1/28/2004	8/30/2004	\$450,000.00	\$450,000.00	\$0.00	\$350,000.00	\$800,000.00	9	35	26	Delaware
	85	Sullivan County First Recycling, Inc.	7/27/2004	9/3/2004	\$200,000.00	\$200,000.00	\$0.00	\$714,000.00	\$914,000.00	19	22	3	Sullivan
	84	Crossroads Properties, LLC	3/23/2004	9/15/2004	\$105,000.00	\$105,000.00	\$0.00	\$217,000.00	\$380,028.00	4	6	2	Delaware
	86	Delhi Diner, LLC	8/24/2004	11/9/2004	\$80,000.00	\$80,000.00	\$0.00	\$118,000.00	\$198,000.00	7	9	2	Delaware
	87	Catskill Revitalization Corporation, Inc.	10/1/2004	12/9/2004	\$210,000.00	\$219,670.84	\$0.00	\$340,000.00	\$550,000.00	10	22	12	Delaware
	88	Karen Van Craenenbroeck	2/25/2003	12/14/2004	\$25,000.00	\$25,000.00	\$0.00	\$10,000.00	\$35,000.00	4	7	3	Sullivan
	89	Village Seafood Wholesale, Inc	1/27/2004	12/21/2004	\$154,000.00	\$154,000.00	\$0.00	\$305,000.00	\$459,000.00	14	18	4	Delaware
	90	Sam's Country Store, Inc.	7/27/2004	12/21/2004	\$90,000.00	\$90,482.18	\$0.00	\$185,000.00	\$275,000.00	2	4	2	Delaware

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	91	30-35 William Street, LLC	10/26/2004	1/19/2005	\$250,000.00	\$250,000.00	\$0.00	\$410,000.00	\$660,000.00	60	101	41	Delaware
	92	Elna Ferrite Laboratories	10/26/2004	1/24/2005	\$700,000.00	\$700,000.00	\$0.00	\$2,930,000.00	\$3,630,000.00	37	44	7	Ulster
	93	MRH Acquisitions, Inc.	10/26/2004	1/31/2005	\$100,000.00	\$100,000.00	\$0.00	\$250,000.00	\$350,000.00	21	26	5	Delaware
	94	HiFi Realty Corp.	10/26/2004	1/31/2005	\$80,000.00	\$80,000.00	\$0.00	\$500,000.00	\$580,000.00	11	13	2	Delaware
	95	Burton F. Clark Companies (2)	8/24/2004	2/25/2005	\$715,000.00	\$715,000.00	\$0.00	\$1,304,948.00	\$2,019,948.00	55	60	5	Delaware
	96	Northeast Fabricators, LLC	1/25/2005	3/8/2005	\$338,000.00	\$339,280.61	\$0.00	\$180,000.00	\$518,000.00	60	101	41	Delaware
	21	Windham Ventures, Inc.	2/26/2002	5/2/2005	\$171,915.36	\$173,571.96	\$38,602.74	\$400,000.00	\$571,915.36	0	5	5	Greene
	97	Ploutz, Leland and Marian	1/27/2004	5/5/2005	\$170,000.00	\$170,000.00	\$0.00	\$290,000.00	\$460,000.00	3	4	1	Delaware
	12	Peak Trading Corporation	5/24/2005	6/28/2005	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	17	29	12	Ulster
	99	Kings Town, Inc.	5/24/2005	7/15/2005	\$325,000.00	\$325,000.00	\$0.00	\$1,105,000.00	\$1,430,000.00	10	23	13	Ulster
	100	Audiosears Corporation	5/24/2005	8/8/2005	\$1,000,000.00	\$1,000,000.00	\$0.00	\$1,800,000.00	\$2,800,000.00	90	96	6	Delaware
	101	Hidden Inn, Inc.	4/26/2005	8/23/2005	\$125,000.00	\$125,000.00	\$0.00	\$100,000.00	\$225,000.00	23	30	7	Delaware
	102	David Shaw d/b/a Perkins Taxidermy	1/27/2004	9/16/2005	\$25,000.00	\$25,000.00	\$0.00	\$35,000.00	\$60,000.00	2	3	1	Delaware
	103	Brussel Sprouts, LLC	5/24/2005	9/26/2005	\$110,000.00	\$110,000.00	\$0.00	\$0.00	\$110,000.00	22	37	15	Delaware
	104	Town of Andes	4/26/2005	10/21/2005	\$136,000.00	\$136,000.00	\$0.00	\$0.00	\$136,000.00	0	0	0	Delaware
	105	College Foundation at Delhi, Inc.	3/22/2005	10/28/2005	\$450,000.00	\$450,000.00	\$0.00	\$450,000.00	\$900,000.00	6	6	0	Delaware
	106	Catskill Country Market, LLC	6/22/2004	10/31/2005	\$190,350.00	\$190,350.00	\$0.00	\$268,600.00	\$458,950.00	17	25	8	Delaware
	107	The Market Basket, LLC	1/25/2005	11/22/2005	\$70,000.00	\$70,000.00	\$0.00	\$266,000.00	\$336,000.00	5	6	1	Delaware
	108	Secureshop.net, Inc.	11/23/2005	12/19/2005	\$338,000.00	\$338,000.00	\$0.00	\$975,000.00	\$1,313,000.00	10	18	8	Ulster
	109	Brian Batista and Sara Loughlin	5/1/2005	12/19/2005	\$98,000.00	\$98,000.00	\$0.00	\$252,000.00	\$350,000.00	2	2	0	Ulster
	110	Ace Contracting of Margaretville, Inc.	2/28/2006	4/24/2006	\$50,000.00	\$50,000.00	\$0.00	\$55,600.00	\$105,600.00	3	4	1	Delaware
	111	Fane Family Deli, Inc.	1/2/2006	6/22/2006	\$25,140.50	\$25,513.78	\$0.00	\$57,884.00	\$83,024.50	2	3	1	Delaware
	112	The Caelan Allen Corp.	1/2/2006	8/1/2006	\$100,000.00	\$101,433.14	\$0.00	\$365,000.00	\$465,000.00	5	8	3	Delaware
	113	Michael Ricciardella	10/1/2005	8/8/2006	\$560,000.00	\$568,422.94	\$135,847.06	\$662,000.00	\$1,222,000.00	17	29	12	Ulster

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	145	Joseph A. Dabritz	1/3/2008	8/30/2006	\$156,457.50	\$156,457.50	\$0.00	\$0.00	\$156,457.50	10	10	0	Delaware
	114	Joseph Dabritz	1/24/2006	8/30/2006	\$100,000.00	\$100,000.00	\$0.00	\$35,000.00	\$135,000.00	10	10	0	Delaware
	115	Walton Big M Plaza, LLC	8/1/2006	10/3/2006	\$500,000.00	\$500,000.00	\$0.00	\$1,329,094.00	\$1,829,094.00	47	72	25	Delaware
	116	Norm and Son Realty, Inc.	8/26/2005	10/11/2006	\$130,000.00	\$130,000.00	\$0.00	\$175,000.00	\$305,000.00	3	10	7	Sullivan
	117	SRBJ Enterprises, Inc.	7/25/2006	10/18/2006	\$183,750.00	\$183,750.00	\$76,855.11	\$357,008.00	\$540,758.00	0	11	11	Ulster
	118	Duchess Farm Equestrian Community, LLC	4/25/2006	10/23/2006	\$350,000.00	\$350,000.00	\$0.00	\$865,000.00	\$1,215,000.00	1	5	4	Ulster
	119	Groff and Hoyt Enterprises, Inc.	8/7/2006	10/24/2006	\$600,000.00	\$600,000.00	\$0.00	\$0.00	\$600,000.00	0	0	0	Delaware
	120	Thomas & Leonore Roach	9/26/2006	11/30/2006	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00	3	3	0	Delaware
	121	Lisa Grayson	9/26/2006	11/30/2006	\$31,000.00	\$31,000.00	\$0.00	\$0.00	\$31,000.00	6	6	0	Delaware
	122	Dylan Patrick LLC	7/25/2006	12/14/2006	\$247,500.00	\$247,500.00	\$0.00	\$27,500.00	\$275,000.00	16	22	6	Sullivan
	123	Tischler Health Management Group, LLC	6/27/2006	1/11/2007	\$1,500,000.00	\$1,500,000.00	\$0.00	\$2,981,756.00	\$4,481,756.00	9	16	7	Ulster
	124	Nibble Nook Diner, LLC	9/26/2006	1/22/2007	\$125,000.00	\$125,000.00	\$0.00	\$225,000.00	\$350,000.00	5	5	0	Ulster
	125	Klinger Power Sports, Inc.	9/26/2006	2/21/2007	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	12	12	0	Delaware
	126	Brie & Bordeaux, Inc.	10/26/2004	2/28/2007	\$90,000.00	\$90,081.91	\$0.00	\$384,000.00	\$474,000.00	2	13	11	Greene
	127	Nuay Realty Corporation / Yaun Company, Inc.	3/28/2006	2/28/2007	\$400,000.00	\$400,000.00	\$0.00	\$0.00	\$400,000.00	0	0	0	Sullivan
	128	Yaun Company	2/28/2006	2/28/2007	\$80,000.00	\$80,000.00	\$0.00	\$20,000.00	\$100,000.00	43	43	0	Sullivan
	129	Bruce Dolph	9/26/2006	3/8/2007	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	14	21	7	Delaware
	130	Leap Inn, Inc.	6/28/2005	3/27/2007	\$500,000.00	\$500,000.00	\$0.00	\$1,340,000.00	\$1,840,000.00	7	10	3	Greene
	131	DiSclafani/Dorn	2/27/2007	5/8/2007	\$151,142.83	\$151,142.83	\$37,979.56	\$35,000.00	\$186,142.83	4	5	1	Ulster
	132	Sloan Hoffstatter	9/26/2006	5/30/2007	\$132,000.00	\$132,000.00	\$0.00	\$421,000.00	\$553,000.00	3	4	1	Ulster
	61	Masserson Properties, Inc.	9/26/2006	6/8/2007	\$240,000.00	\$240,000.00	\$0.00	\$616,000.00	\$856,000.00	4	7	3	Delaware
	134	137-139 Delaware Street, LLC	3/1/2007	6/14/2007	\$575,000.00	\$575,000.00	\$0.00	\$0.00	\$575,000.00	6	6	0	Delaware
	134	137-139 Delaware Street, LLC	4/18/2007	6/14/2007	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	0	0	0	Delaware
	135	Joseph & Holly Hunter Christovao	4/24/2007	6/28/2007	\$230,000.00	\$230,000.00	\$0.00	\$0.00	\$230,000.00	0	0	0	Delaware

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	136	Campobello, LLC	5/22/2007	7/12/2007	\$250,000.00	\$255,316.61	\$0.00	\$150,000.00	\$400,000.00	0	0	0	Delaware
	137	Overlook Mountain Bikes of Woodstock	5/22/2007	8/22/2007	\$136,000.00	\$136,000.00	\$0.00	\$289,000.00	\$425,000.00	6	6	0	Ulster
	138	Russel Matson /Julie Hernandez	5/22/2007	10/22/2007	\$135,000.00	\$138,039.72	\$35,654.90	\$15,000.00	\$150,000.00	7	12	5	Delaware
	139	Six Franklin Road, LLC	8/28/2007	11/1/2007	\$636,277.33	\$636,277.33	\$198,761.08	\$48,000.00	\$684,277.33	18	18	0	Delaware
	141	Delaware Valley Hospital (3)	11/28/2006	11/1/2007	\$600,000.00	\$600,000.00	\$0.00	\$97,000.00	\$697,000.00	232	232	0	Delaware
	139	Six Franklin Road, LLC	8/28/2007	11/1/2007	\$73,288.00	\$73,288.00	\$0.00	\$0.00	\$73,288.00	0	0	0	Delaware
	142	Walton Big M Plaza, LLC (2)	10/23/2007	1/10/2008	\$58,000.00	\$58,000.00	\$0.00	\$0.00	\$58,000.00	0	0	0	Delaware
	143	Numrich Arms Corporation	9/25/2007	2/7/2008	\$1,000,000.00	\$1,000,000.00	\$0.00	\$1,100,000.00	\$2,100,000.00	70	70	0	Ulster
	147	Irish Jack Enterprises, LLC	2/2/2008	2/13/2008	\$61,512.54	\$61,512.54	\$0.00	\$0.00	\$61,512.54	0	0	0	Ulster
	146	Joseph A. Dabrtiz (2)	1/3/2008	2/14/2008	\$140,000.00	\$140,000.00	\$0.00	\$0.00	\$140,000.00	10	10	0	Delaware
	144	Wilma and Leo Hannan	8/28/2007	2/14/2008	\$176,000.00	\$176,000.00	\$0.00	\$0.00	\$176,000.00	30	30	0	Delaware
	149	Margaretville Car Wash, LLC	8/28/2007	3/14/2008	\$162,000.00	\$166,278.11	\$0.00	\$425,000.00	\$587,000.00	1	1	0	Delaware
	148	53535 Main Street Corp.	1/22/2008	3/14/2008	\$175,000.00	\$175,000.00	\$0.00	\$35,000.00	\$210,000.00	0	7	7	Delaware
	150	Cowan Excavating, LLC	11/27/2007	4/16/2008	\$409,500.00	\$409,500.00	\$0.00	\$80,000.00	\$489,500.00	6	6	0	Delaware
	152	Cave Mountain Brewing Co., Inc.	1/22/2008	4/25/2008	\$130,000.00	\$130,762.82	\$0.00	\$20,000.00	\$150,000.00	0	4	4	Greene
	151	NKJ, Inc.	11/27/2007	4/25/2008	\$224,000.00	\$224,000.00	\$0.00	\$386,000.00	\$610,000.00	3	6	3	Ulster
	153	BP Visions, Inc.	10/23/2007	5/12/2008	\$26,000.00	\$26,547.29	\$0.00	\$187,000.00	\$213,000.00	0	0	0	Delaware
	154	Passion for Life, Inc.	4/22/2008	6/11/2008	\$45,000.00	\$45,000.00	\$0.00	\$10,000.00	\$55,000.00	4	4	0	Sullivan
	156	Moskowitz and Liu	4/22/2008	6/12/2008	\$12,500.00	\$12,500.00	\$0.00	\$2,500.00	\$15,000.00	0	2	2	Delaware
	155	Cheryl Lins	2/28/2008	6/12/2008	\$40,000.00	\$40,000.00	\$0.00	\$6,200.00	\$46,200.00	1	4	3	Delaware
	157	Mary Schoepe and Paul Shoepe	10/23/2007	6/19/2008	\$156,000.00	\$156,000.00	\$0.00	\$319,000.00	\$475,000.00	0	8	8	Greene
	158	Marietta Hanley/Caroline Ciraulo	5/27/2008	6/30/2008	\$212,000.00	\$212,000.00	\$0.00	\$500,000.00	\$712,000.00	0	10	10	Ulster
	159	CSA Properties, Inc.	2/28/2008	7/14/2008	\$95,000.00	\$96,637.88	\$0.00	\$136,160.00	\$231,160.00	0	0	0	Delaware
	160	Hasenflue Property Management, LLC	6/28/2008	8/25/2008	\$155,000.00	\$155,000.00	\$0.00	\$155,000.00	\$310,000.00	3	4	1	Ulster

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	161	HiFi Realty Corp. (2)	4/22/2008	8/26/2008	\$330,000.00	\$330,000.00	\$0.00	\$73,000.00	\$403,000.00	5	0	0	Delaware
	162	Houshco, LLC	5/27/2008	8/26/2008	\$500,000.00	\$500,000.00	\$0.00	\$500,000.00	\$1,000,000.00	10	14	4	Delaware
	163	Blue Mountain Bistro	4/22/2008	9/17/2008	\$375,000.00	\$379,292.73	\$0.00	\$335,000.00	\$710,000.00	10	14	4	Ulster
	164	American Plum Tree, Inc.	8/27/2008	9/18/2008	\$350,000.00	\$363,570.91	\$0.00	\$300,000.00	\$650,000.00	1	6	5	Delaware
	165	Culwell Development LLC	2/26/2008	2/11/2009	\$220,000.00	\$220,000.00	\$0.00	\$330,000.00	\$550,000.00	10	24	14	Ulster
	166	Carrier Enterprises	6/24/2008	3/30/2009	\$200,000.00	\$200,000.00	\$0.00	\$1,300,000.00	\$1,500,000.00	0	30	30	Sullivan
	167	Brian Batista and Sara Loughlin	2/3/2009	5/22/2009	\$119,250.00	\$119,250.00	\$0.00	\$244,000.00	\$363,250.00	0	0	0	Ulster
	168	RAC Realty, Inc.	3/27/2007	6/4/2009	\$238,000.00	\$238,000.00	\$0.00	\$387,000.00	\$625,000.00	0	10	10	Delaware
	169	G. Haynes Holdings, Inc.	5/5/2009	6/24/2009	\$350,000.00	\$350,000.00	\$0.00	\$380,000.00	\$730,000.00	9	12	3	Delaware
	170	North Star Sun Creek Building, LLC	5/27/2008	7/14/2009	\$270,000.00	\$270,000.00	\$0.00	\$405,000.00	\$675,000.00	1	2	1	Ulster
	171	Bearsville Associates, LLC	7/8/2009	9/11/2009	\$650,000.00	\$658,119.33	\$0.00	\$650,000.00	\$1,300,000.00	10	14	4	Ulster
	172	Cragsmoor Associates, LLC	7/7/2009	10/7/2009	\$250,000.00	\$250,000.00	\$0.00	\$355,623.00	\$605,623.00	0	5	5	Ulster
	175	Scott Dickman	6/2/2009	11/9/2009	\$225,000.00	\$225,000.00	\$0.00	\$20,000.00	\$245,000.00	89	89	0	Ulster
	84	Crossroads Properties, LLC	12/1/2009	1/14/2010	\$58,028.20	\$58,028.20	\$0.00	\$0.00	\$58,028.00	0	0	0	Delaware
	176	396 Wittenberg Road, LLC	9/4/2008	4/28/2010	\$250,000.00	\$250,000.00	\$0.00	\$373,286.00	\$623,286.00	7	15	8	Ulster
	177	WB Delhi LLC	1/7/2010	5/7/2010	\$1,300,000.00	\$1,300,000.00	\$0.00	\$375,000.00	\$1,675,000.00	0	22	22	Delaware
	64	Catskill Mountain Foundation, Inc.	1/7/2010	5/18/2010	\$850,000.00	\$850,000.00	\$0.00	\$2,500,000.00	\$3,350,000.00	0	20	20	Greene
	137	Overlook Mountain Bikes of Woodstock	3/2/2010	5/18/2010	\$195,000.00	\$195,000.00	\$0.00	\$0.00	\$195,000.00	8	8	0	Ulster
	18	Janice Dordick	3/2/2010	7/2/2010	\$875,000.00	\$892,201.16	\$0.00	\$0.00	\$875,000.00	11	22	11	Ulster
	178	Canal Street Cutlery Co. LLC	6/1/2010	7/12/2010	\$265,200.00	\$267,675.01	\$0.00	\$78,800.00	\$344,000.00	11	19	8	Ulster
	179	30-35 William Street LLC	5/5/2010	7/16/2010	\$1,000,000.00	\$1,008,896.30	\$0.00	\$0.00	\$1,000,000.00	0	0	0	Delaware
	96	Northeast Fabricators, LLC	5/4/2010	7/16/2010	\$303,421.41	\$305,612.45	\$0.00	\$0.00	\$303,421.41	0	0	0	Delaware
	124	Nibble Nook Diner, LLC	7/1/2010	8/31/2010	\$109,733.56	\$109,733.56	\$0.00	\$0.00	\$109,733.56	0	0	0	Ulster
	116	Norm and Son Realty, Inc.	4/1/2010	9/1/2010	\$109,799.21	\$109,799.21	\$0.00	\$0.00	\$109,799.21	0	0	0	Sullivan

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	135	Joseph & Holly Hunter Christovao	6/1/2010	9/23/2010	\$420,000.00	\$420,000.00	\$0.00	\$438,839.00	\$858,839.00	3	6	3	Delaware
	61	Masserson Properties, Inc.	12/1/2009	10/6/2010	\$1,190,000.00	\$1,190,000.00	\$0.00	\$616,777.00	\$1,806,777.00	8	12	4	Delaware
	54	Douglas and Christine Brady	6/1/2010	10/6/2010	\$213,000.00	\$216,893.32	\$0.00	\$137,000.00	\$350,000.00	0	0	0	Delaware
	182	Martin and Veronica Morales	6/1/2010	12/14/2010	\$21,469.14	\$20,184.92	\$0.00	\$10,000.00	\$30,000.00	2	2	0	Delaware
	186	West Mountain Properties LLC	9/7/2010	12/15/2010	\$187,000.00	\$187,000.00	\$2,751.43	\$510,000.00	\$697,000.00	6	6	0	Delaware
	183	Newgrange Enterprises, Inc.	9/23/2008	12/15/2010	\$223,652.00	\$223,652.00	\$0.00	\$223,652.00	\$447,304.00	3	12	9	Greene
	192	Jenlid LLC	3/1/2011	5/3/2011	\$228,000.00	\$228,000.00	\$0.00	\$222,000.00	\$450,000.00	0	22	22	Delaware
	185	Liberty Rock Books LLC	5/5/2009	5/26/2011	\$108,160.00	\$108,160.00	\$0.00	\$347,000.00	\$455,160.00	0	7	7	Delaware
	181	Maverick West, LLC	3/2/2010	6/8/2011	\$380,588.00	\$385,744.76	\$0.00	\$315,000.00	\$695,588.00	6	8	2	Ulster
	199	Camp Move It LLC	6/7/2011	7/7/2011	\$400,000.00	\$404,815.60	\$194,809.95	\$1,050,000.00	\$1,450,000.00	3	24	21	Delaware
	195	Lighthouse Hill, LLC	6/7/2011	7/7/2011	\$150,000.00	\$150,000.00	\$0.00	\$255,000.00	\$405,000.00	0	2	2	Greene
	138	Russel Matson /Julie Hernandez	6/7/2011	7/7/2011	\$36,000.00	\$36,771.47	\$0.00	\$10,000.00	\$46,000.00	3	5	2	Delaware
	191	Pan American Dance Foundation, Inc.	11/2/2010	7/19/2011	\$700,000.00	\$700,000.00	\$0.00	\$323,850.00	\$1,023,850.00	7	44	37	Ulster
	202	Thomas E. Miner Jr. & Donald E. VanEtten	6/7/2011	8/3/2011	\$400,000.00	\$400,000.00	\$0.00	\$439,212.00	\$839,212.00	3	3	0	Delaware
	193	Birchwood Lodge, Inc./Yogi Bear's Campgroun	5/3/2011	8/3/2011	\$50,000.00	\$50,000.00	\$0.00	\$7,661.21	\$57,661.21	42	44	2	Sullivan
	203	Greener Pastures LLC	6/7/2011	8/3/2011	\$45,000.00	\$45,000.00	\$0.00	\$5,000.00	\$50,000.00	21	21	0	Ulster
	16	Drew/Natasha Shuster	5/3/2011	8/3/2011	\$45,000.00	\$45,612.45	\$0.00	\$0.00	\$45,000.00	0	0	0	Greene
	173	Ashokan Foundation, Inc.	9/2/2010	9/22/2011	\$1,500,000.00	\$1,500,000.00	\$1,186,921.17	\$5,393,750.00	\$6,893,750.00	34	34	0	Ulster
	12	Peak Trading Corporation	8/2/2011	11/29/2011	\$270,000.00	\$270,000.00	\$0.00	\$30,000.00	\$300,000.00	1	1	0	Ulster
	210	Sheldon Hill, LLC	8/2/2011	11/29/2011	\$225,000.00	\$225,000.00	\$0.00	\$25,000.00	\$250,000.00	2	3	1	Ulster
	194	Hofmann A-Z, LLC	4/5/2011	12/21/2011	\$750,000.00	\$750,000.00	\$173,470.40	\$85,000.00	\$835,000.00	6	6	0	Delaware
	220	KDR Self Strorage Inc.	12/6/2011	1/20/2012	\$230,000.00	\$230,000.00	\$0.00	\$10,000.00	\$240,000.00	2	4	2	Delaware
	221	Elmrock Inn, LLC	1/3/2012	2/28/2012	\$150,000.00	\$150,000.00	\$21,867.09	\$400,000.00	\$550,000.00	0	15	15	Ulster
	188	Catskill Development Foundation, Inc	8/23/2005	3/8/2012	\$137,500.00	\$137,500.00	\$0.00	\$587,500.00	\$725,000.00	0	11	11	Delaware

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	193	Birchwood Lodge, Inc./Yogi Bear's Campgroun	1/3/2012	3/22/2012	\$873,733.00	\$873,733.00	\$0.00	\$91,000.00	\$964,733.00	0	0	0	Sullivan
	204	Town of Colchester	7/30/2008	6/25/2012	\$2,500,000.00	\$908,991.49	\$0.00	\$0.00	\$908,991.49	0	0	0	Delaware
	239	Spillian, LLC	5/1/2012	9/13/2012	\$450,000.00	\$450,000.00	\$237,243.04	\$200,000.00	\$650,000.00	0	3	3	Delaware
	246	Reed & Stewart Properties LLC	5/1/2012	10/4/2012	\$163,700.00	\$163,700.00	\$19,879.42	\$55,000.00	\$218,700.00	8	14	6	Delaware
	250	Lewis Wendell	9/4/2012	12/7/2012	\$135,000.00	\$135,000.00	\$28,154.90	\$90,000.00	\$225,000.00	0	2	2	Delaware
	249	David A. Rikard	9/4/2012	12/21/2012	\$160,000.00	\$160,000.00	\$33,975.29	\$45,000.00	\$205,000.00	3	3	0	Greene
	118	Duchess Farm Equestrian Community, LLC	12/4/2012	2/20/2013	\$450,000.00	\$450,000.00	\$0.00	\$0.00	\$450,000.00	5	5	0	Ulster
	82	Windham Ventures II	2/5/2013	3/28/2013	\$180,000.00	\$180,000.00	\$0.00	\$0.00	\$180,000.00	1	1	0	Greene
	185	Liberty Rock Books LLC	12/4/2012	4/26/2013	\$168,160.25	\$168,160.25	\$86,459.83	\$347,000.00	\$515,160.00	2	2	0	Delaware
	266	Thomas J. Phillips and Cheryl Ann Myers	4/2/2013	5/8/2013	\$90,000.00	\$90,000.00	\$22,801.21	\$10,000.00	\$100,000.00	2	2	0	Delaware
	276	Village of Fleischmanns	4/2/2013	5/31/2013	\$160,000.00	\$157,136.80	\$129,610.45	\$0.00	\$160,000.00	0	0	0	Delaware
	147	Irish Jack Enterprises, LLC	2/2/2008	6/1/2013	\$54,258.33	\$54,258.33	\$0.00	\$0.00	\$54,258.33	0	0	0	Ulster
	226	Palace Realty LLC	3/6/2012	6/28/2013	\$210,000.00	\$210,000.00	\$0.00	\$25,000.00	\$235,000.00	9	9	0	Ulster
	150	Cowan Excavating, LLC	5/7/2013	7/30/2013	\$361,537.21	\$361,537.21	\$0.00	\$80,000.00	\$441,537.21	0	0	0	Delaware
	139	Six Franklin Road, LLC	12/4/2012	9/26/2013	\$90,000.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	4	4	0	Delaware
	61	Masserson Properties, Inc.	7/2/2013	11/6/2013	\$1,500,000.00	\$1,500,000.00	\$0.00	\$1,484,777.00	\$2,984,777.00	0	0	0	Delaware
	251	LKC Realty, Inc.	7/2/2013	2/5/2014	\$550,000.00	\$550,000.00	\$0.00	\$59,000.00	\$609,000.00	6	8	2	Delaware
	257	Roseberry's Retreat, LLC	2/4/2014	4/4/2014	\$358,200.00	\$358,200.00	\$0.00	\$48,380.00	\$406,580.00	0	2	2	Greene
	293	Black Bear Lodge, LLC	4/1/2014	5/20/2014	\$276,050.96	\$276,050.96	\$109,085.19	\$33,934.00	\$309,984.96	0	2	2	Greene
	294	Mauer's Mountain Farm LLC	5/6/2014	8/14/2014	\$350,000.00	\$350,000.00	\$0.00	\$407,000.00	\$757,000.00	1	3	2	Delaware
	295	Shawangunk Country Club, Inc.	5/6/2014	8/14/2014	\$260,000.00	\$260,000.00	\$0.00	\$67,000.00	\$327,000.00	5	7	2	Ulster
	299	Central Catskills Chamber of Commerce	8/6/2013	11/3/2014	\$49,500.00	\$49,500.00	\$0.00	\$50,000.00	\$99,500.00	1	1	0	Delaware
	292	CATS	5/6/2014	11/12/2014	\$135,000.00	\$135,000.00	\$0.00	\$135,000.00	\$270,000.00	1	1	0	Watershed W
	298	Union Grove Distillery LLC	10/7/2014	1/14/2015	\$280,000.00	\$280,000.00	\$0.00	\$50,000.00	\$330,000.00	0	4	4	Delaware

	Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
	300	John N. Hoeko and Rita C. Adami	8/5/2014	1/22/2015	\$61,751.00	\$61,751.00	\$0.00	\$43,000.00	\$104,751.00	0	3	3	Delaware
	104	Town of Andes	3/3/2015	7/23/2015	\$192,578.00	\$192,578.00	\$0.00	\$0.00	\$192,578.00	0	0	0	Delaware
	302	Foxfire Mountain House, LLC	3/3/2015	8/6/2015	\$255,000.00	\$255,000.00	\$0.00	\$609,376.00	\$864,376.00	1	6	4	Ulster
	142	Walton Big M Plaza, LLC (2)	6/2/2015	9/4/2015	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00	0	0	0	Delaware
	326	Kirkside Retirment Home	6/2/2015	10/7/2015	\$112,500.00	\$112,500.00	\$0.00	\$37,500.00	\$150,000.00	0	0	0	Delaware
	87	Catskill Revitalization Corporation, Inc.	3/3/2015	10/30/2015	\$109,959.40	\$109,959.40	\$0.00	\$0.00	\$109,959.40	0	0	0	Delaware
	247	MTC Cable	9/1/2015	11/13/2015	\$1,100,000.00	\$1,100,000.00	\$0.00	\$7,800,287.00	\$8,900,287.00	23	24	1	Watershed W
	321	WRKC Realty, LLC	3/3/2015	12/22/2015	\$750,000.00	\$750,000.00	\$454,962.93	\$95,000.00	\$845,000.00	4	4	0	Ulster
	336	KMG Center Street LLC	3/1/2016	4/27/2016	\$80,000.00	\$80,000.00	\$0.00	\$0.00	\$80,000.00	5	4	9	Ulster
	332	Ploennigs Holdings LLC	12/1/2015	5/17/2016	\$261,000.00	\$261,000.00	\$0.00	\$45,000.00	\$306,000.00	8	10	2	Ulster
	333	Chappie's Properties LLC	3/1/2016	7/6/2016	\$197,100.00	\$201,939.54	\$121,870.17	\$21,900.00	\$219,000.00	4	35	21	Delaware
	331	NYS Department of Environmental Conservatio	2/3/2015	8/1/2016	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	\$100,000.00	0	0	0	Watershed W
	334	Sedgwick House Properties, Inc.	6/7/2016	8/4/2016	\$340,000.00	\$340,000.00	\$0.00	\$65,000.00	\$405,000.00	2	4	2	Greene
	342	NYS Catskill Park Line Item Reimbursable Gra	8/4/2015	9/1/2016	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00	0	0	0	Watershed W
	247	MTC Cable	4/5/2016	9/22/2016	\$4,322,123.00	\$4,322,123.00	\$2,520,776.05	\$19,466,681.00	\$23,788,804.00	0	5	5	Watershed W
	276	Village of Fleischmanns	8/2/2016	9/22/2016	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00	0	0	0	Delaware
	103	Brussel Sprouts, LLC	7/6/2016	9/27/2016	\$100,000.00	\$100,000.00	\$0.00	\$14,100.00	\$114,100.00	0	0	0	Delaware
	337	Roxbury General LLC	7/5/2016	10/27/2016	\$128,000.00	\$128,000.00	\$0.00	\$14,250.00	\$142,250.00	2	0	0	Delaware
	338	Arts on Site Residency and Retreat, LLC	7/5/2016	11/16/2016	\$250,000.00	\$250,000.00	\$183,232.93	\$175,000.00	\$425,000.00	0	2	2	Ulster
	325	The Mark Project	11/1/2016	12/20/2016	\$349,588.00	\$349,588.00	\$0.00	\$349,588.00	\$349,588.00	1	0	0	Delaware
	41	Creative Environments LLC d/b/a Full Moon	6/7/2016	3/8/2017	\$300,000.00	\$300,000.00	\$221,219.50	\$0.00	\$300,000.00	125	125	0	Ulster
	41	Creative Environments LLC d/b/a Full Moon	6/7/2016	3/8/2017	\$1,200,000.00	\$1,200,000.00	\$1,015,335.98	\$0.00	\$275,000.00	125	125	0	Ulster
	344	Catskill Seasons LTD	3/7/2017	4/25/2017	\$60,000.00	\$60,000.00	\$0.00	\$20,000.00	\$80,000.00	0	3	3	Delaware
	341	Chef Deanna, Inc.	4/4/2017	5/8/2017	\$125,000.00	\$125,000.00	\$69,409.83	\$155,000.00	\$280,000.00	6	30	24	Delaware

	Client #	Client Name	Loan Approval Date	Date of Actual Loan Settlement	Approved Loan Amount	Actual Loan Amount	Current Loan Balance	Leverage	Total Project Cost	Current Jobs	Projected Jobs	Increased Jobs	County Name
	348	High Falls Business Park LLC	6/6/2017	8/3/2017	\$555,000.00	\$555,000.00	\$354,666.75	\$65,000.00	\$620,000.00	0	1	1	Ulster
	346	Nordic House Owner LLC	6/6/2017	9/6/2017	\$369,375.00	\$369,375.00	\$0.00	\$680,625.00	\$1,050,000.00	0	3	3	Greene
	352	Town of Bovina	7/5/2017	9/28/2017	\$75,000.00	\$75,000.00	\$0.00	\$25,225.00	\$100,225.00	1	1	0	Delaware
	347	Westwind Estates, LLC	5/2/2017	10/11/2017	\$550,000.00	\$495,000.00	\$356,713.54	\$150,000.00	\$700,000.00	6	13	7	Ulster
	104	Town of Andes	8/1/2017	10/19/2017	\$65,483.83	\$65,483.83	\$0.00	\$0.00	\$65,484.00	0	0	0	Delaware
	16	Drew/Natasha Shuster	8/1/2017	10/24/2017	\$188,473.00	\$188,473.00	\$106,306.88	\$0.00	\$188,473.00	8	8	0	Greene
	49	Town of Olive	10/3/2017	11/21/2017	\$52,380.00	\$52,380.00	\$0.00	\$0.00	\$52,380.83		0	0	Ulster
	153	BP Visions, Inc.	11/7/2017	3/22/2018	\$63,925.00	\$63,925.00	\$0.00	\$0.00	\$63,925.00	0	0	0	Delaware
	275	Fruition Chocolate, Inc.	3/6/2018	4/17/2018	\$260,000.00	\$260,000.00	\$37,143.84	\$140,000.00	\$400,000.00	6	9	3	Ulster
	145	Joseph A. Dabritz	4/12/2018	5/18/2018	\$132,559.06	\$132,559.06	\$0.00	\$0.00	\$132,559.06				Delaware
	343	Catskill Watershed Corporation	9/4/2018	9/4/2018	\$15,700,964.40	\$14,887,986.95	\$1,270,786.89	\$5,000,000.00	\$19,155,300.00	0	42	42	Delaware
	119	Groff and Hoyt Enterprises, Inc.	7/9/2018	9/6/2018	\$100,000.00	\$100,000.00	\$34,590.69	\$0.00	\$100,000.00	0	0	0	Delaware
	87	Catskill Revitalization Corporation, Inc.	6/5/2018	11/29/2018	\$500,000.00	\$500,000.00	\$313,679.49	\$170,500.00	\$670,500.00	8	15	7	Delaware
	325	The Mark Project	2/5/2019	3/21/2019	\$496,693.00	\$151,200.00	\$0.00	\$496,693.00	\$496,693.00	1	0	0	Delaware
	222	West Branch Holdings LLC	6/5/2018	6/13/2019	\$237,000.00	\$237,000.00	\$159,804.45	\$50,000.00	\$250,000.00	4	7	3	Delaware
	387	Starlite Motel LLC	4/2/2019	7/18/2019	\$800,000.00	\$812,905.23	\$714,914.72	\$90,000.00	\$740,000.00	0	2	2	Ulster
	112	The Caelan Allen Corp.	9/24/2019	9/26/2019	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00	2	2	0	Delaware
	390	Hubbell, Inc.	7/2/2019	10/24/2019	\$290,327.06	\$290,327.06	\$0.00	\$0.00	\$290,327.06	10	11	1	Delaware
	389	Stony Clove Ventures LLC	5/7/2019	11/4/2019	\$185,590.00	\$167,031.00	\$0.00	\$80,000.00	\$265,590.00	0	2	2	Greene
	406	J K & Sons Fuel Oil, Inc.	9/3/2019	12/12/2019	\$280,000.00	\$280,000.00	\$0.00	\$50,000.00	\$330,000.00	10	2	2	Delaware
	402	Zandhoek Property LLC	9/3/2019	12/12/2019	\$620,000.00	\$620,000.00	\$432,024.96	\$90,000.00	\$710,000.00	9	18	8	Ulster
	61	Masserson Properties, Inc.	6/6/2017	3/3/2020	\$1,200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$1,200,000.00	0	0	0	Delaware
	411	Nada Land Co., Inc.	12/3/2019	3/27/2020	\$750,000.00	\$750,000.00	\$0.00	\$500,000.00	\$1,125,000.00	20			Greene
	410	High Falls Pizza LLC	12/3/2019	3/27/2020	\$405,660.00	\$405,660.00	\$299,887.05	\$710,000.00	\$12,600,000.00	0	15	15	Ulster

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	413	Danielle & David LLC	12/3/2019	4/14/2020	\$200,000.00	\$200,000.00	\$0.00	\$30,000.00	\$230,000.00				Ulster
	407	Argos Property Management, LLC	11/5/2019	5/15/2020	\$329,209.00	\$329,209.00	\$234,200.80	\$67,000.00	\$329,209.00	4	0	0	Ulster
	412	Tito Bandito's	12/3/2019	5/29/2020	\$90,000.00	\$90,000.00	\$66,493.32	\$75,000.00	\$165,000.00	3	4	7	Ulster
	418	Maeve's Pretty Face LLC	2/4/2020	6/26/2020	\$100,000.00	\$100,000.00	\$0.00	\$22,000.00	\$122,000.00		6	6	Ulster
	202	Thomas E. Miner Jr. & Donald E. VanEtten	3/3/2020	7/24/2020	\$178,000.00	\$178,000.00	\$0.00	\$0.00	\$178,000.00	0	0	0	Delaware
	21	Windham Ventures, Inc.	6/2/2020	4/13/2021	\$67,500.00	\$67,500.00	\$51,301.04	\$10,000.00	\$77,500.00	2	1	1	Greene
	429	Tagsar Real Estate Holding LLC	6/1/2021	7/14/2021	\$225,000.00	\$225,000.00	\$164,392.15	\$25,000.00	\$250,000.00	3	5	2	Delaware
	247	MTC Cable	6/1/2021	8/31/2021	\$950,000.00	\$950,000.00	\$806,942.16	\$430,000.00	\$13,800,000.00	30	30	0	Watershed W
	428	Maple Shade Farm NY Inc.	2/2/2021	8/31/2021	\$710,478.00	\$710,478.00	\$641,276.80	\$0.00	\$710,478.00	2	2	0	Delaware
	432	Maneates Enterprises LLC	9/7/2021	2/17/2022	\$385,000.00	\$385,000.00	\$0.00	\$519,850.00	\$904,850.00	0	15	15	Delaware
	220	KDR Self Strorage Inc.	8/3/2021	3/10/2022	\$548,898.73	\$548,898.73	\$484,550.10	\$89,000.00	\$644,555.00				Delaware
	333	Chappie's Properties LLC	9/7/2021	3/10/2022	\$280,000.00	\$287,523.68	\$260,675.60	\$214,430.00	\$494,430.00				Delaware
	337	Roxbury General LLC	10/5/2021	3/31/2022	\$138,521.00	\$138,521.00	\$0.00	\$14,250.00	\$142,250.00	2	0		Delaware
	418	Maeve's Pretty Face LLC	3/1/2022	6/2/2022	\$184,772.58	\$184,772.58	\$158,865.32	\$20,000.00	\$204,772.58	6	6	0	Ulster
	298	Union Grove Distillery LLC	1/4/2022	6/2/2022	\$450,000.00	\$450,000.00	\$397,594.68	\$50,000.00	\$500,000.00	2	2	0	Delaware
	389	Stony Clove Ventures LLC	3/1/2022	6/2/2022	\$385,500.00	\$365,508.63	\$0.00	\$98,004.00	\$483,504.00	2	2	0	Greene
	436	Mama's Boy Burgers, LLC	6/7/2022	7/14/2022	\$240,000.00	\$240,000.00	\$212,795.61	\$65,000.00	\$408,500.00	12	0	0	Greene
	438	94 Proof, LLC	7/5/2022	8/15/2022	\$450,000.00	\$450,000.00	\$400,383.92	\$50,000.00	\$500,000.00	6	9	9	Delaware
	145	Joseph A. Dabritz	3/1/2022	10/18/2022	\$70,000.00	\$50,000.00	\$0.00	\$0.00	\$70,000.00				Delaware
	440	Ladew Corners, LLC	8/2/2022	2/17/2023	\$600,000.00	\$600,000.00	\$561,441.74	\$1,904,000.00	\$2,604,000.00	0	7	7	Ulster
	103	Brussel Sprouts, LLC	11/1/2022	3/9/2023	\$300,000.00	\$300,000.00	\$273,665.12	\$18,000.00	\$318,000.00	9	13	4	Delaware
	444	South Street Corner LLC	11/1/2022	3/30/2023	\$750,000.00	\$750,000.00	\$684,162.85	\$153,000.00	\$903,000.00	40	44	4	Greene
	325	The Mark Project	4/7/2022	3/30/2023	\$424,000.00	\$100,000.00	\$100,000.00	\$424,000.00	\$424,000.00	1	0	0	Delaware
	435	Glenn's General Repair LLC	6/7/2022	3/30/2023	\$370,000.00	\$370,000.00	\$315,839.73	\$138,608.00	\$530,608.00	3	4	1	Greene

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	445	Dark Sky Hospitality LLC	11/1/2022	4/19/2023	\$500,000.00	\$500,000.00	\$476,995.22	\$1,000,000.00	\$1,500,000.00	5	7	2	Ulster
	432	Maneates Enterprises LLC	2/7/2023	5/1/2023	\$531,337.00	\$531,337.00	\$531,231.22	\$519,850.00	\$1,051,187.00		15	15	Delaware
	336	KMG Center Street LLC	2/7/2023	5/11/2023	\$160,000.00	\$160,000.00	\$141,257.16	\$36,000.00	\$196,000.00	7	8	1	Ulster
	447	43270NY28, LLC	1/3/2023	5/25/2023	\$450,000.00	\$450,000.00	\$422,203.92	\$90,000.00	\$540,000.00	0	5	5	Delaware
	408	McKenley Hollow LLC	1/7/2020	5/26/2023	\$883,000.00	\$833,000.00	\$793,343.45	\$530,000.00	\$3,356,000.00	0	5	5	Ulster
	406	J K & Sons Fuel Oil, Inc.	4/4/2023	6/15/2023	\$150,000.00	\$150,000.00	\$133,219.61	\$110,064.00	\$260,064.00	0	0	0	Delaware
	439	BMTA LLC	7/5/2022	6/15/2023	\$50,000.00	\$50,000.00	\$28,002.48	\$52,150.00	\$102,150.00	0	3	3	Greene
	450	Liberty Thrive LLC	8/1/2023	11/3/2023	\$352,000.00	\$352,000.00	\$332,573.13	\$91,500.00	\$443,500.00	5	5	0	Sullivan
	451	Jay Gould Memorial Reformed Church	8/1/2023	12/7/2023	\$262,495.00	\$150,296.90	\$0.00	\$262,495.00	\$524,990.00	1	1	0	Delaware
	64	Catskill Mountain Foundation, Inc.	10/3/2023	12/28/2023	\$862,862.00	\$862,862.00	\$862,862.00	\$862,862.00	\$1,750,000.00				Greene
	437	Accord LLC	6/2/2022	1/26/2024	\$1,500,000.00	\$1,350,000.00	\$1,319,816.21	\$6,000,000.00	\$7,500,000.00	0	25	25	Ulster
	389	Stony Clove Ventures LLC	1/2/2024	2/7/2024	\$635,500.00	\$602,385.86	\$595,239.20	\$98,000.00	\$733,500.00	1	1	0	Greene
	455	5399 Windham Holdings LLC	12/5/2023	4/16/2024	\$550,000.00	\$550,000.00	\$541,442.14	\$118,000.00	\$668,000.00	0	1	1	Greene
	400	784 Main Margaretville LLC	11/7/2023	4/17/2024	\$279,000.00	\$279,000.00	\$268,067.20	\$39,640.00	\$318,640.00	5	5	0	Delaware
	449	Auction Facility One, LLC	1/31/2023	6/21/2024	\$1,500,000.00	\$1,500,000.00	\$1,438,088.97	\$1,869,500.00	\$3,369,500.00	35	43	8	Delaware
	461	LE Developers LLC	5/7/2024	6/21/2024	\$937,880.00	\$843,466.40	\$815,645.97	\$761,970.00	\$1,699,850.00	3	1	1	Sullivan
	463	Andes Studios LLC	7/2/2024	8/19/2024	\$570,000.00	\$570,000.00	\$558,602.38	\$224,000.00	\$794,000.00	0	2	2	Delaware
	465	The Catskill Forest Association	7/2/2024	9/3/2024	\$337,210.00	\$337,210.00	\$325,015.85	\$45,162.00	\$382,372.00	5	5	0	Delaware
	170	North Star Sun Creek Building, LLC	9/3/2024	10/31/2024	\$250,000.00	\$250,000.00	\$227,236.57	\$466,600.00	\$716,000.00				Ulster
	464	44 Green, LLC.	7/2/2024	10/31/2024	\$1,035,000.00	\$1,035,000.00	\$1,006,711.04	\$315,000.00	\$1,350,000.00	15	17	2	Ulster
	48	Village of Walton	12/3/2024	1/22/2025	\$600,000.00	\$600,000.00	\$600,000.00	\$1,000,000.00	\$1,600,000.00				Delaware
	466	1084 Main Street Associates, LLC	10/1/2024	2/13/2025	\$500,000.00	\$450,000.00	\$450,000.00	\$325,245.00	\$825,245.00	0	4	4	Delaware
	468	The Inn Between, LLC	12/3/2024	2/13/2025	\$350,000.00	\$350,000.00	\$342,891.20	\$60,000.00	\$410,000.00	0	5	5	Delaware
	41	Creative Environments LLC d/b/a Full Moon	12/3/2024	2/21/2025	\$190,000.00	\$190,000.00	\$184,072.58	\$560,000.00	\$750,000.00				Ulster

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	467	David Atkin	11/5/2024	2/27/2025	\$200,000.00	\$200,000.00	\$193,925.90	\$22,500.00	\$222,500.00	1	0	0	Delaware
	471	Rock Paper Plate, LLC	4/1/2025	8/1/2025	\$600,000.00	\$142,582.95	\$142,582.95	\$885,000.00	\$1,485,000.00	0	4	4	Sullivan
	325	The Mark Project	4/5/2022	8/14/2025	\$1,500,000.00	\$505,000.00	\$505,000.00	\$13,327,680.00	\$13,327,680.00	1	0	0	Delaware
	473	Catskill Packing Co. LLC	5/6/2025	8/14/2025	\$255,000.00	\$255,000.00	\$255,000.00	\$511,700.00	\$766,700.00	2	2	2	Delaware
	400	784 Main Margaretville LLC	5/6/2025	10/2/2025	\$318,000.00	\$318,000.00	\$0.00	\$11,250.00	\$329,250.00	5	5	0	Delaware
	475	55 White Tail Lane, LLC	6/3/2025	10/2/2025	\$472,500.00	\$472,500.00	\$472,500.00	\$102,500.00	\$575,000.00	2	0	0	Delaware
	476	Robert Kehoe and Yvette Blain	6/3/2025	10/30/2025	\$340,000.00	\$340,000.00	\$0.00	\$45,000.00	\$385,000.00	2	2	2	Delaware
					\$141,761,034.13	\$118,905,487.29	\$31,944,873.30	\$177,425,392.96	\$333,960,872.77	4189	5670	1598	

BOARD & COMMITTEE SCHEDULE
January 6, 2026

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>	<u>DATE</u>	<u>TIME</u>	<u>NOTE</u>
STORMWATER/ WASTEWATER	James Sofranko	Tuesday 01-06-26	9:00 AM	
SEPTIC	Arthur Merrill	Tuesday 01-06-26	IMMEDIATELY FOLLOWING STORMWATER/ WASTEWATER	
POLICY	Innes Kasanof	Tuesday 01-06-26	IMMEDIATELY FOLLOWING SEPTIC	
FINANCE/FISCAL AUDIT	Arthur Merrill	Tuesday 01-06-26	IMMEDIATELY FOLLOWING POLICY	
GOVERNANCE	TBD	Tuesday 01-06-26	IMMEDIATELY FOLLOWING FINANCE	
LAND	Christopher Mathews	Tuesday 01-06-26	IMMEDIATELY FOLLOWING GOVERNANCE	
ECO. DEVL.	Rich Parete	Tuesday 01-06-26	IMMEDIATELY FOLLOWING LAND	
PUBLIC EDUCATION	Tina Molé	Tuesday 01-06-26	IMMEDIATELY FOLLOWING ECO. DEVL.	
BOARD	Tina Molé	Tuesday 01-06-26	IMMEDIATELY FOLLOWING PUBLIC EDUCATION	
SPORTING ADVISORY	Steven Roff	TBD	TBD	

Minutes
CATSKILL WATERSHED CORPORATION
Wastewater/Stormwater Committee Tuesday, November 4, 2025 @ 9:00 AM

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

Others: Innes Kasanof, Arthur Merrill, Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Lindsay Ballard (CWC), Jim Martin (CWC), Donald Brown (CWC), Eric Lane (CWC), Jessica Fiedler (CWC), Lynn Kavanagh (CWC), Gemma Young (CWC), Barbra Puglisi (CWC), Samantha Costa (CWC), Zach Baldwin-Way (CWC), Rich Parete (Director), Thomas Hoyt (Director), George Haynes (Director), Michael MaLoney (DOH), Pat Palmer (NYSDOH), Heidi Emrich (Ulster County Environmental Planner), Via Zoom; John Wimbush (Department of State WPPC Coordinator), Nick Carbone (Watershed Affairs Coordinator), Morgan Tarbell (NYSDOH) and Pauline Wanjugi (NYSDOH), Rena Baker (CWC)

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

- I. Review minutes from October 7, 2025 meeting. Minutes approved as written by a motion from Joseph Cetta and the motion was seconded by John Kosier. Motion carried.

1. Community Wastewater Management Program

General Project Updates:

CWMP III

- New Kingston
- Halcottsville
- Shokan
- Lamont Engineers Construction Phase Change Order

2. Future Stormwater Program

53470 State Highway 30 LLC (Dixon Roxbury Hotel)

Program: FSW/MOA 145

Address: 53568 State Highway 30, Roxbury, NY 12474

Engineer: Headwaters Engineering

Tax Parcel ID: 157.3-3-26

Project Description:

On October 14, 2025 the 53470 State Highway 30 LLC project submitted an application for estimated SWPPP design costs for a project in Roxbury, NY. The project is located within 100' of a watercourse, with an anticipated disturbance under 1 acre, therefore a NYC DEP review and approval of Stormwater Pollution Prevention Plan (SWPPP) is required. Coverage under the NYS DEC General Permit was not required

The proposed project will consist of renovations to the existing inn and new restaurant. The proposed stormwater controls include erosion and sediment controls, grass swales, bioretention basins and rain gardens.

Estimated design costs with a CWC added 15% contingency totaled Twenty Thousand Ten Dollars (\$20,010.00). The applicant has elected for 100% reimbursement of all DEP stormwater costs, the applicant is

also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Ten Thousand Five Dollars (\$10,005.00) from each program.

COST BREAKOUT	
Design:	\$17,400.00
Construction:	\$0
Total:	\$17,400.00
15% Contingency:	\$2,610.00
TOTAL:	\$20,010.00
100% Election	\$20,010.00
PROGRAM ALLOCATION	
FSW Funding	\$10,005.00
MOA-145 Funding	\$10,005.00

CWC staff recommends reimbursement of up to Ten Thousand Five Dollars (\$10,005.00) to 53470 State Highway 30 LLC from both the Future Stormwater Program and from the MOA-145 Program for the estimated design costs of implementing a SWPPP required solely by the NYC Watershed Regulations.

Recommended Future Stormwater Funding Request not to exceed \$10,005.00
Recommended MOA-145 Funding Request not to exceed \$10,005.00

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

Hunter-Tannersville Central School District

Program: FSW

Address: Middle/High School – 6094 Main Street, Tannersville, NY 12485

Engineer: Weston & Sampson

Contractor: The Hubble Companies

Tax Parcel ID: 166.17-1-4 & 4-4

Project Description:

On February 5, 2025 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Hunter-Tannersville Central School District, located on Main Street in Tannersville, NY. The project required NYC DEP review and approval of a SWPPP to meet Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC General Permit.

The project consists of relocating outdoor tennis courts to accommodate a new gymnasium addition to the existing school and new parking lot. Stormwater controls include erosion and sediment controls, bioretention basin, two hydrodynamic separators, vegetated dry swale and subsurface chamber system.

Hunter-Tannersville Central School District submitted an application on October 6, 2025. Engineering Construction costs with a CWC added 15% contingency totaled Six Hundred Thirty-Seven Thousand Five Hundred Ninety-Three Dollars and Thirty-Five Cents (\$637,593.35). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs or Three Hundred Eighteen Thousand Seven Hundred Ninety-Six Dollars and Sixty-Eight Cents (\$318,796.68). Funding is from the Future Stormwater Program.

COST BREAKOUT	
Design:	\$81,249.04
Construction:	\$473,180.00
Total:	\$554,429.00
15% Contingency:	\$83,164.35
TOTAL:	\$637,593.35
50% Election	\$318,796.68
PROGRAM ALLOCATION	
FSW Funding	\$318,796.68
MOA-145 Funding	\$0

CWC staff recommends reimbursement of up to Three Hundred Eighteen Thousand Seven Hundred Ninety-Six Dollars and Sixty-Eight Cents (\$318,796.68) to the Hunter-Tannersville Central School District for design and construction costs of implementing a SWPPP required by NYC Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$318,796.68

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

Hudson Forest Gardens LLC (Demian Repucci)

Program: FSW/MOA 145

Address: Clum Hill Road, Elka Park Hamlet, Town of Hunter, Greene County

Engineer: Kaaterskill Associates

Contractor: Holbrook Construction Services

Project Log #: 2018-SC-061 8-SP.1

Project Description:

On July 21, 2022, DEP approved a Stormwater Pollution Prevention Plan (SWPPP) for Hudson Forest Gardens LLC, located in Elka Park, NY. The project required a full SWPPP to meet the NYC DEP Watershed Regulations. In addition, a full SWPPP was required for coverage under the NYS DEC General Permit. On December 7, 2021 the CWC Board previously approved design resolutions #4264 & #4267 for a total of Nine Thousand Three Hundred Seventy Dollars and Seventy-One Cents (\$9,370.71).

The project consisted of two lots of 44 acres subdivided into 8 single family residences between five to eight acres each. The construction of the roadway required stormwater controls which included erosion and sediment controls, numerous culverts & large bioretention basins.

Hudson Forest Gardens LLC submitted an application on October 03, 2025. Engineering construction and construction costs with a CWC added 15% contingency totaled Four Hundred One Thousand Six Hundred Eighty-Nine Dollars and Ninety-Seven Cents (\$401,689.97). The applicant has elected for 50% reimbursement of all DEP & DEC stormwater costs, the applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) from each program.

COST BREAKOUT	
Engineering	\$18,392.01
Construction:	
Construction:	\$330,903.62

Total:	\$349,295.63
15% Contingency:	\$52,394.34
TOTAL:	\$401,689.97
50% Election	\$200,844.99
PROGRAM ALLOCATION	
FSW Funding	\$100,422.49
MOA-145 Funding	\$100,422.49

CWC staff recommends reimbursement of up to One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) to Hudson Forest Gardens LLC from both the Future Stormwater Program and from the MOA-145 Program for construction phase costs of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed \$100,422.49

Recommended MOA-145 Funding Request not to exceed \$100,422.49

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

3. Stormwater Retrofit Program

No New Applications

4. Local Flood Hazard Mitigation

No New Applications

Project Description:

5. Other:

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

III. Adjournment 9:26 AM

**Catskill Watershed Corporation
Septic Committee Meeting
November 4, 2025
Draft Minutes**

Attendance:

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

Others: Renee Antonette (CWC), Rena Baker (CWC by Zoom), Zach Baldwin-Way (CWC), Lindsay Ballard (CWC), Donald Brown (CWC), Nick Carbone (Delaware County Watershed Affairs by Zoom), Joseph Cetta (Director), Samantha Costa (CWC), Timothy Cox (CWC), Heidi Emrich (Ulster County Environmental Planner), Kyle Faraci (CWC), Jessica Fiedler (CWC), Matthew Gianetta (NYCDEP), Mitchell Hull (CWC), John Jacobson (CWC), Innes Kasanof (Director), Lynn Kavanagh (CWC), John Kosier (Director), David Lane (CWC), Eric Lane (CWC), Michael Maloney (NYSDOH), James Martin (CWC), Christopher Matthews (Director), Barbara Puglisi (CWC), Jeffrey Senterman (Director), James Sofranko (Director), John Wimbush (NYSDOS WPPC Coordinator by Zoom), Pauline Wanjugi (NYSDOH by Zoom), Gemma Young (CWC)

- I. Arthur Merrill called the meeting to order at 9:27 AM.
- II. Minutes from October 7, 2025 Committee Meeting were reviewed and approved as written.
- III. Septic Program:

A. Christine Creter Over \$30,000.00: Ms. Creter's residence is located at 587 Tarigo High Road, Fleischmanns, New York 12430 in the Town of Middletown. CWC staff determined that her septic system is failing. The engineer is Rex Sanford, P.E. The contractor is Mammoth Excavation, Inc., Ms. Creter signed into the program on May 15, 2024. Her Design Application was received by NYCDEP on August 19, 2025, and deemed complete on August 29, 2025. Her septic system design was recommended for NYCDEP Design Approval on September 4, 2025. Ms. Creter's two-year deadline is May 15, 2026. Her proposed septic system will serve a three-bedroom house. Major components of this system include a 1,500-gallon septic tank, 72 linear feet gravity pipe, an effluent filter, one distribution box, 195 cubic yards of absorption fill material, 350 linear feet of absorption trench, remove 42 trees, 110 linear feet of curtain drain, 37 linear feet of curtain drain outlet pipe, 205 linear feet of access road, decommission three drywells and site restoration. Three quotes were submitted to the homeowner for this project. They were \$65,561.63, \$66,467.76 and \$68,308.15. The lowest quote, submitted by Mammoth Excavation, Inc., is within 10% of the staff estimated cost of construction based on the Schedule of Values. This is a secondary residence eligible for 60% reimbursement. $\$65,561.63 \times 60\% = \$39,336.98$. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Christine Creter in the amount not to exceed \$39,336.68 to build her septic system.

- B. Alvin Erlandson Over \$30,000.00:** Mr. Erlandson's residence is located at 31281 State Highway 10, Walton, New York 13856 in the Town of Walton. CWC staff determined that his septic system is likely to fail. The engineer is Steele Brook Engineering PLLC. The contractor is Van Dusen Backhoe & Landscape Service. Mr. Erlandson signed into the program on March 16, 2024. His Design Application was received by NYCDEP on October 16, 2018, and deemed complete on October 30, 2018. His septic system design was recommended for NYCDEP Design Approval on October 30, 2018. It was Re-Approved on July 7, 2025. Mr. Erlandson's two-year deadline is March 16, 2026. His proposed septic system will serve a four-bedroom house. Major components of this system include a 1,250-gallon septic tank, one pump chamber, 48 linear feet gravity pipe, 37 linear feet of force main, an effluent filter, 250 cubic yards of absorption fill material, 75 cubic yards of random fill material, three peat modules, remove a large tree, 85 linear feet of five-foot deep curtain drain, 35 linear feet of curtain drain outlet pipe, plumbing modification, remove a fence, traffic control, saw cut the driveway and site restoration. Four quotes were submitted to the homeowner for this project. They were \$56,442.46, \$73,125.00, \$74,323.00 and \$87,061.00. The lowest quote, submitted by Van Dusen Backhoe & Landscape Service, is below the staff estimated cost of construction based on the Schedule of Values. This is a secondary residence eligible for 60% reimbursement. $\$56,442.46 \times 60\% = \$33,865.48$. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Alvin Erlandson in the amount not to exceed \$33,865.48 to build his septic system.
- C. Miguel Pinto Over \$30,000.00:** Mr. Pinto's residence is located at 217 Old Road, Windham, New York 12496 in the Town of Windham. CWC staff determined that her septic system is likely to fail. The engineer is Praetorius & Conrad, P.C. The contractor is Giordano's Blue Mountain Excavation, LLC. Mr. Pinto signed into the program on August 29, 2024. His Design Application was received by NYCDEP on January 17, 2025, and deemed complete on January 31, 2025. His septic system design was recommended for NYCDEP Design Approval on January 31, 2025. Mr. Pinto's two-year deadline is August 29, 2026. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 25 linear feet of gravity pipe, 120 linear feet of force main, an effluent filter, 150 cubic yards of absorption fill material, three peat modules, 105 linear feet of access road, 63 linear feet of curtain drain, 60 linear feet of curtain drain outlet pipe and site restoration. Three quotes were submitted to the homeowner for this project. They were \$49,896.17, \$51,970.00 and \$63,275.00. The lowest quote, submitted by Giordano's Blue Mountain Excavation, LLC, is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Miguel Pinto in the amount not to exceed \$49,896.17 to build his septic system.
- D. Kenneth Wood Over \$30,000.00:** Mr. Wood's residence is located at 48 Ogden Street, Walton, New York 12412 in the Town of Walton. CWC staff determined that his septic system is failing. The engineer is Steele Brook Engineering, PLLC. The contractor is Ben Reynolds Construction Company, Inc. Mr. Wood signed

into the program on May 3, 2025. His Design Application was received by NYCDEP on August 22, 2025, and deemed complete on September 2, 2025. His septic system design was recommended for NYCDEP Design Approval on September 12, 2025. Mr. Wood's two-year deadline is May 3, 2027. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000 gallon septic tank, 55 linear feet of gravity pipe, one distribution box, 360 linear feet of Presby pipe, 45 cubic yards of C-33 sand, 62 linear feet of vent pipe, decommission a second cesspool, bucket materials, set the septic tank with a large excavator, spread and reclaim excess material and site restoration. Ben Reynolds Construction Company, Inc. submitted a quote to the homeowner of \$33,625.00 to build this system. This amount is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Kenneth Wood in the amount not to exceed \$33,625.00 to build his septic system.

- E. **Ashley Allen Additional Costs:** Ms. Allen is a representative of 602 Raeder Rd. LLC, owner of a residence located at 602 Raeder Road, Roxbury, New York 12474 in the Town of Roxbury. The engineer is Rex Sanford, P.E. The contractor is Maduri Excavating, Inc. Ms. Allen signed into the program on August 4, 2025. Her Design Application was received by NYCDEP on September 17, 2025, and deemed complete on September 25, 2025. Her septic system design was recommended for NYCDEP Design Approval on September 25, 2025. Ms. Allen's two-year deadline is August 4, 2027. Her proposed septic system will serve a two-bedroom house. This project was previously approved for \$13,291.32 for the installation of a 1,000-gallon H2O septic tank. Remaining major components include 91 linear feet of gravity pipe, 63 linear feet of Schedule 80 pipe, one distribution box, 150 linear feet of absorption trench, 68 linear feet of access road, remove 13 trees, spread and reclaim excess material and site restoration. Maduri Excavating, Inc. submitted a quote to the homeowner of \$20,638.68 to build this system. This amount is within 10% of the staff estimated cost of construction based on the Schedule of Values. The total project cost will be \$33,930.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse 602 Raeder Rd. LLC in the amount not to exceed \$20,638.68 for additional costs to build their septic system.
- F. **Doris Annabel Additional Costs:** Ms. Annabel's residence is located at 120 Bluebird Road, Margaretville, New York 12455 in the Town of Middletown. The engineer is Rex Sanford, P.E. The contractor is Josh Construction, Inc. This project was previously approved for \$32,783.08. The tank delivery truck was unable to get behind the house to set the tanks due to wet conditions during construction. The contractor had to bring a large excavator to set the tank. The contractor has requested \$1,500.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$34,283.08. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Doris Annabel in the amount not to exceed \$1,500.00 for additional costs to build her septic system.
- G. **Walter Bassano Additional Costs:** Mr. Bassano's residence is located at 1482 Felton Road, Andes, New York 13731 in the Town of Andes. The engineer is

Steele Brook Engineering, PLLC. The contractor is Keable Construction LLC. This project was previously approved for \$59,920.00. After the new septic system was installed, the homeowner discovered that his kitchen sink and washing machine would not drain. The plumbing left the house at two locations. The engineer had been unable to determine this during his investigation. Changing interior plumbing and moving the washing machine was a less expensive solution than an exterior connection. The contractor has requested \$3,672.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$63,592.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Walter Bassano in the amount not to exceed \$3,672.00 for additional costs to build his septic system.

- H. **William Burleson Additional Costs:** Mr. Burleson's residence is located at 310 Denver Run Road, Roxbury, New York 12474 in the Town of Roxbury. The engineer is Rex Sanford, P.E. The contractor is Maduri Excavating, Inc. This project was previously approved for \$63,149.13. A number of large boulders had to be removed to install the dosing tank, sewer line and absorption field. The contractor had to bring in 30 cubic yards of random fill material to backfill the components and restore the disturbed area. The contractor has requested \$3,351.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$66,500.13. The Committee recommended that a resolution be brought before the Board of Directors to reimburse William Burleson in the amount not to exceed \$3,351.00 for additional costs to build his septic system.

- I. **Constance Herndon Additional Costs:** Ms. Herndon's residence is located at 681 Route 3, Halcott Center New York 12430 in the Town of Halcott. The engineer is Rex Sanford, P.E. The contractor is Josh Construction, Inc. This project was previously approved for \$52,934.79. The contractor discovered that the existing electrical panel was not adequate to handle the pump circuit. He had to install a subpanel that was not included in his original quote. The tank delivery truck was unable to make it to the tank locations. A large excavator had to be used instead. Thirty cubic yards of additional absorption fill were required because of a variation in topography. The contractor has requested \$4,137.60 for the added work. Staff have determined that a reasonable and justified cost is \$3,622.60. The total project cost will be \$56,557.39. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Constance Herndon in the amount not to exceed \$3,622.60 for additional costs to build her septic system.

- J. **Robert Howe Additional Costs:** Mr. Howe's residence is located at 28 Brodhead Road, West Shokan, New York 12494 in the Town of Olive. The engineer is Rex Sanford, P.E. The contractor is Chad Davis Contracting Inc. This project was previously approved for \$74,836.03. Ledge rock was encountered while installing the septic tank. One day of hammering was needed to attain necessary depth. A second tank was discovered while building the absorption field. It had to be decommissioned. The contractor has requested \$4,200.00 for the added work. This amount appears to be reasonable and justified. The total

project cost will be \$79,036.03. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Robert Howe in the amount not to exceed \$4,200.00 for additional costs to build his septic system.

- K. Benjamin Kalina Additional Costs:** Mr. Kalina's residence is located at 371 Bald Eagle Road, Andes, New York 13731 in the Town of Andes. The engineer is Rex Sanford, P.E. The contractor is G.C. Landscaping & Excavating Inc. This project was previously approved for \$53,837.21. Eighty-eight cubic yards of additional fill material were required due to variations in topography and voids left by stumps removed from the absorption field area. The contractor has requested \$5,172.02 for the added work. This amount appears to be reasonable and justified. This is a secondary residence eligible for 60% reimbursement. $\$5,172.02 \times 60\% = \$3,103.21$. The total project cost will be \$56,940.42. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Benjamin Kalina in the amount not to exceed \$3,103.21 for additional costs to build his septic system.
- L. Dragos Ianau Additional Costs:** Mr. Ianau's residence is located at 63 Dave Road, Margaretville, New York 12455 in the Town of Middletown. CWC staff determined that his septic system is failing. The engineer is Rex Sanford, P.E. The contractor is Estes Plumbing & Excavation. Mr. Ianau signed into the program on May 16, 2025. His Design Application was received by NYCDEP on September 10, 2025, and deemed complete on September 17, 2025. His septic system design was recommended for NYCDEP Design Approval on September 17, 2025. Mr. Ianau's two-year deadline is May 16, 2027. His proposed septic system will serve a two-bedroom house. This project was previously approved for \$8,450.00 for emergency installation of a 1,000-gallon septic tank. Remaining major components of this system include one pump chamber, 11 linear feet of gravity pipe, 141 linear feet of force main, one distribution box, 70 cubic yards of absorption fill material, 180 linear feet of absorption trench, 213 linear feet of access road, remove 32 trees, shuttle material and site restoration. Three quotes were submitted to the homeowner for this project. They were \$53,679.98, \$54,704.25, and \$55,881.86. The lowest quote, submitted by Estes Plumbing & Excavation, is within 10% of the staff estimated cost of construction based on the Schedule of Values. The total project cost will be \$62,129.88. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Dragos Ianau in the amount not to exceed \$53,679.98 for additional costs to build his septic system.
- M. Thomas Mueller Additional Costs:** Mr. Mueller's residence is located at 418 Hogg Mountain Road, Fleischmanns, New York 12430 in the Town of Middletown. The engineer is John Bolger, P.E. The contractor is Jim Peters Excavating LLC. This project was previously approved for \$58,003.00. Rock was encountered while installing the pump chamber and force main. Five hours of hammering were needed to attain necessary depths. Delivery trucks could not get fill material and stone to the absorption field. The contractor had to bucket materials for seven hours. The contractor has requested \$4,571.25 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$62,574.25. The Committee recommended that a resolution

be brought before the Board of Directors to reimburse Thomas Meuller in the amount not to exceed \$4,571.25 for additional costs to build his septic system.

- N. Jason Roxby Additional Costs:** Mr. Roxby's residence is located at 36 Longyear Road, Shokan, New York 12480 in the Town of Olive. This project is a managed repair in the proposed Shokan Sewer District. The engineer is Praetorius & Conrad, P.C. The contractor is L&L Earthworx LLC. This project was previously approved for \$33,398.71. The contractor discovered an existing drainage line discharging in the direction of the new absorption field. The line was capped and re-routed. The contractor has requested \$2,100.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$35,498.71. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Jason Roxby in the amount not to exceed \$2,100.00 for additional costs to build his septic system.
- O. Kathleen Wahlund Additional Costs:** Ms. Wahlund's residence is located at 28 Our Road, Woodstock, New York 12498 in the Town of Woodstock. The engineer is Praetorius & Conrad, P.C. The contractor is Chad Davis Contracting Inc. This project was previously approved for \$81,000.00. Ledge rock was encountered while installing the dosing tank and sewer line. Four days of hammering were needed to attain necessary depths. The sewer line was re-routed to avoid putting an H2O septic tank in the driveway. The contractor has requested \$16,180.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$97,180.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Kathleen Wahlund in the amount not to exceed \$16,180.00 for additional costs to build her septic system.
- P. Caitlyn Roberts Additional Costs:** Ms. Roberts's apartments are located at 241 Colony Road, Arkville, New York 12406 in the Town of Middletown. The engineer is Rex Sanford, P.E. The contractor is G.C. Landscaping & Excavating Inc. This project was previously approved for \$114,233.36. It is eligible for 100% reimbursement through the Expanded Septic Program. Roots of four additional trees were compromised when installing the curtain drain. They had to be taken down. Water collected in a low area above the new absorption field. Thirty cubic yards of random fill material were brought in to fill it and divert water away. A perimeter drain was discovered during excavation. The contractor installed 55 linear feet of pipe to re-route it away from the septic system. The contractor has requested \$5,893.15 for the added work. This amount appears to be reasonable and justified. The total project cost will be \$120,126.51. This system serves three buildings with a total of eight bedrooms. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Caitlyn Roberts in the amount not to exceed \$5,893.15 for additional costs to build her septic system.
- Q. Deborah Capodiferro Second Time Repair:** Ms. Capodiferro's residence is in the Town of Windham, Section, Block and Lot number 61.00-3-16. This project was paid for in 2000 for a previous owner under the Reimbursement Program. The level in the pump chamber is high, and the septic tank is cracked. Staff

believe multiple components of the pump chamber need to be replaced. CWC has a record of pumping the septic tank in 2025. The Committee recommended that a resolution be brought before the Board of Directors to approve Deborah Capodiferro for a second time repair.

- R. **Linda Rutherford Second Time Repair:** Ms. Rutherford's residence is in the Town of Hurley, Section, Block and Lot number 46.2-1-14. This project was paid for in 2014 under the Priority 1B Program. Ms. Rutherford was approved for a second time repair to fix a pipe in 2025. After the pipe was repaired, the pump stopped working. CWC has records of pumping the septic tank in 2017, 2021 and 2025. The Committee recommended that a resolution be brought before the Board of Directors to approve Linda Rutherford for a second time repair.
 - S. **Patricia Strahl Second Time Repair:** Ms. Strahl's residence is in the Town of Olive, Section, Block and Lot number 46.5-2-15. The absorption field was paid for in 1998 at a cost of \$1,813.95. The septic tank was paid for in 2025 at a cost of \$11,683.54. Ms. Strahl has been approved for a second time repair of her absorption field at a cost of \$23,314.96. Since these are being paid for by two different programs, costs do not exceed \$30,000.00 in either of them. This was brought up to make the Committee aware.
 - T. **Septic Maintenance:** Eric Lane reported that pump out costs were reimbursed to 150 property owners last month. This is a record number. A total of 692 pump out costs have been reimbursed this year.
- NYCDEP has sent a response to the plan for septage acceptance at the Prattsville wastewater treatment plant. The first invoice has been received from the Town of Windham.
- U. **Septic Cluster:** No report.
 - V. **Septic Update:** Mitch Hull reported that 29 septic system repair costs were reimbursed to property owners last month. One hundred ninety-two septic system repair costs have been reimbursed this year. This is a little behind where we hoped to be.

- IV. The next Septic Committee Meeting was scheduled for December 2, 2025.
- VI. The meeting adjourned at 9:49 AM.

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

RESOLUTION NO. 5908

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

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-Nine Thousand Three Hundred Thirty-Six Dollars and Ninety-Eight Cents (\$39,336.98); 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-Nine Thousand Three Hundred Thirty-Six Dollars and Ninety-Eight Cents (\$39,336.98) 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-Nine Thousand Three Hundred Thirty-Six Dollars and Ninety-Eight Cents (\$39,336.98) 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-Nine Thousand Three Hundred Thirty-Six Dollars and Ninety-Eight Cents (\$39,336.98).

Christine Creter Over \$35,000:

Address: 57 Tarigo High Road, Fleischmanns NY 12430

Town: Middletown

Bedrooms: 3

Engineer: Rex Sanford P.E.

Contractor: Mammoth Excavation

Sign In Date: 5/15/24

Design Application Received By DEP: 8/19/25

Design Application Deemed Complete: 8/29/25

Date Recommended for DEP Design Approval: 9/4/25

2-Year Deadline: 5/15/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$65,561.63, \$66,467.76 and \$68,308.15. Major components of this system include a 1,500-gallon septic tank, 72 linear feet gravity pipe, an effluent filter, one distribution box, 195 cubic yards of absorption fill material, 350 linear feet of absorption trench, remove 42 trees, 110 linear feet of curtain drain, 37 linear feet of curtain drain outlet pipe, 205 linear feet of access road, decommission three drywells and site restoration. We received a quote of $\$65,561.63 \times 60\% = \$39,336.98$. The low quote is below 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 \$39,336.98.

RESOLUTION NO. 5909

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

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 four construction quotes, including the lowest quote for the septic system repair in the amount of Thirty-Three Thousand Eight Hundred Sixty-Five Dollars and Forty-Eight Cents (\$33,865.48); 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-Three Thousand Eight Hundred Sixty-Five Dollars and Forty-Eight Cents (\$33,865.48) 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-Three Thousand Eight Hundred Sixty-Five Dollars and Forty-Eight Cents (\$33,865.48) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Three Thousand Eight Hundred Sixty-Five Dollars and Forty-Eight Cents (\$33,865.48).

Alvin Erlandson Over \$35,000:

Address: 31281 State Highway 10, Walton NY 13856

Town: Walton

Bedrooms: 4

Engineer: Steele Brook Engineering

Contractor: VanDusen Backhoe Service

Sign In Date: 3/16/24

Design Application Received By DEP: 10/16/18

Design Application Deemed Complete: 10/30/18

Date Recommended for DEP Design Approval: 10/30/18 Re-Approval: 7/7/25

2-Year Deadline: 3/16/26

Homeowner and CWC staff received four quotes from unrelated contractors for the amount of \$56,442.46, \$73,125.00, \$74,323.00 and \$87,061.00. Major components of this system include a 1,250-gallon septic tank, one pump chamber, 48 linear feet gravity pipe, 37 linear feet of force main, an effluent filter, 250 cubic yards of absorption fill material, 75 cubic yards of random fill material, three peat modules, remove a large tree, 85 linear feet of five-foot deep curtain drain, 35 linear feet of curtain drain outlet pipe, plumbing modification, remove a fence, traffic control, saw cut the driveway and site restoration. We received a quote of $\$56,442.46 \times 60\% = \$33,865.48$. The low quote is below 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 \$33,865.48.

RESOLUTION NO. 5910

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

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 Eight Hundred Ninety-Six Dollars and Seventeen Cents (\$49,896.17) 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 portion of the contractor’s quote is Forty-Nine Thousand Eight Hundred Ninety-Six Dollars and Seventeen Cents (\$49,896.17); and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Nine Thousand Eight Hundred Ninety-Six Dollars and Seventeen Cents (\$49,896.17) 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 Eight Hundred Ninety-Six Dollars and Seventeen Cents (\$49,896.17).

Miguel Pinto Over \$30,000:

Address: 217 Old Road, Windham NY 12496

Town: Windham

Bedrooms: 3

Engineer: Praetorius & Conrad

Contractor: Blue Mountain Excavation

Sign In Date: 8/29/24

Design Application Received By DEP: 1/17/25

Design Application Deemed Complete: 1/31/25

Date Recommended For DEP Design Approval: 1/31/25

2-Year Deadline: 8/29/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$49,896.17, \$51,970.00 and \$63,275.00. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 25 linear feet of gravity pipe, 120 linear feet of force main, an effluent filter, 150 cubic yards of absorption fill material, three peat modules, 105 linear feet of access road, 63 linear feet of curtain drain, 60 linear feet of curtain drain outlet pipe and site restoration. The lowest quote is within 10% of the staff estimated cost of construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$49,896.17.

RESOLUTION NO. 5911

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$30,000:
KENNETH WOOD

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

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

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Thirty-Three Thousand Six Hundred Twenty-Five Dollars (\$33,625.00); and

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

WHEREAS, the CWC staff have determined the eligible amount of Thirty-Three Thousand Six Hundred Twenty-Five Dollars (\$33,625.00) 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-Three Thousand Six Hundred Twenty-Five Dollars (\$33,625.00) 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-Three Thousand Six Hundred Twenty-Five (\$33,625.00).

Kenneth Wood Over \$30,000:

Address: 48 Ogden Street, Walton NY 13856

Town: Walton

Bedrooms: 3

Engineer: Steele Brook Engineering

Contractor: Ben Reynolds Construction

Sign In Date: 5/3/25

Design Application Received By DEP: 8/22/25

Design Application Deemed Complete: 9/2/25

Date Recommended For DEP Design Approval: 9/12/25

2-Year Deadline: 5/3/27

Homeowner and CWC staff received a quote from a contractor in the amount of \$33,625.00. Major components of this system include a 1,000 gallon septic tank, 55 linear feet of gravity pipe, one distribution box, 360 linear feet of Presby pipe, 45 cubic yards of C-33 sand, 62 linear feet of vent pipe, decommission a second cesspool, bucket materials, set the septic tank with a large excavator, spread and reclaim excess material and site restoration. We received a quote of \$33,625.00. The quote is well below 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 \$33,625.00.

December 2, 2025

RESOLUTION NO. 5912

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

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

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

WHEREAS, CWC Staff previously approved reimbursement to Ashley Allen in the amount not-to-exceed Thirteen Thousand Two Hundred Ninety-One Dollars and Thirty-Two Cents (\$13,291.32) for installation of a one thousand gallon septic tank; and

WHEREAS, CWC staff has reviewed additional construction invoices in the amount of Twenty Thousand Six Hundred Thirty-Eight Dollars and Sixty-Eight Cents (\$20,638.68); and

WHEREAS, the total contractor’s invoices for this system are 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 Twenty Thousand Six Hundred Thirty-Eight Dollars and Sixty-Eight Cents (\$20,638.68); and

WHEREAS, CWC staff have determined that Thirty-Three Thousand Nine Hundred Thirty Dollars (\$33,930.00) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Three Thousand Nine Hundred Thirty Dollars (\$33,930.00) 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-Three Thousand Nine Hundred Thirty Dollars (\$33,930.00).

Ashley Allen Backup

Address: 602 Raeder Road, Roxbury NY 12474

Town: Roxbury

Bedrooms: 2

Engineer: Rex Sanford P.E.

Contractor: Maduri Excavating

Sign In Date: 8/4/25

Design Application Received By DEP: 9/17/25

Design Application Deemed Complete: 9/25/25

Date Recommended For DEP Design Approval: 9/25/25

2-Year Deadline: 8/4/27

This project was previously approved for \$13,291.32. Remaining major components include 91 linear feet of gravity pipe, 63 linear feet of Schedule 80 pipe, one distribution box, 150 linear feet of absorption trench, 68 linear feet of access road, remove 13 trees, spread and reclaim excess material and site restoration. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$20,638.68 for total reimbursement not-to-exceed \$33,930.00.

December 2, 2025

RESOLUTION NO. 5913

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

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

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

WHEREAS, on June 3, 2025, by Resolution Number 5728, the CWC Board approved reimbursement to Doris Annabel in an amount not-to-exceed Thirty-Two Thousand Seven Hundred Eighty-Three Dollars and Eight Cents (\$32,783.08); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of One Thousand Five Hundred Dollars (\$1,500.00); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Thousand Five Hundred Dollars (\$1,500.00); and

WHEREAS, CWC staff have determined that Thirty-Four Thousand Two Hundred Eighty-Three Dollars and Eight Cents (\$34,283.08) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Four Thousand Two Hundred Eighty-Three Dollars and Eight Cents (\$34,283.08) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Four Thousand Two Hundred Eighty-Three Dollars and Eight Cents (\$34,283.08).

Doris Annabel Backup

Address: 120 Bluebird Road, Margaretville NY 12455

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: Josh Construction

This project was previously approved for \$32,783.08. The tank delivery truck was unable to get behind the house to set the tanks due to wet conditions during construction. The contractor had to bring a large excavator to set the tank. The contractor has requested \$1,500.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$1,500.00 for total reimbursement not-to-exceed \$34,283.08.

December 2, 2025

RESOLUTION NO. 5914

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

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

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

WHEREAS, on November 5, 2024, by Resolution Number 5454, the CWC Board approved reimbursement to Walter Bassano in an amount not-to-exceed Fifty-Nine Thousand Nine Hundred Twenty Dollars (\$59,920.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Three Thousand Six Hundred Seventy-Two Dollars (\$3,672.00); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand Six Hundred Seventy-Two Dollars (\$3,672.00); and

WHEREAS, CWC staff have determined that Sixty-Three Thousand Five Hundred Ninety-Two Dollars (\$63,592.00) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Sixty-Three Thousand Five Hundred Ninety-Two Dollars (\$63,592.00) 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 Sixty-Three Thousand Five Hundred Ninety-Two Dollars (\$63,592.00).

Walter Bassano Backup

Address: 1482 Felton Road, Andes NY 13731

Town: Andes

Engineer: Steele Brook Engineering

Contractor: Keable Construction

This project was previously approved for \$59,920.00. After the new septic system was installed, the homeowner discovered that his kitchen sink and washing machine would not drain. The plumbing left the house at two locations. The engineer had been unable to determine this during his investigation. Changing interior plumbing and moving the washing machine was a less expensive solution than an exterior connection. The contractor has requested \$3,672.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$3,672.00 for total reimbursement not-to-exceed \$63,592.00.

December 2, 2025

RESOLUTION NO. 5915

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

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 5642, the CWC Board approved reimbursement to William Burleson in an amount not-to-exceed Sixty-Three Thousand One Hundred Forty-Nine Dollars and Thirteen Cents (\$63,149.13); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs submitted by the homeowner for the septic system repair in the amount of Three Thousand Three Hundred Fifty-One Dollars (\$3,351.00); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand Three Hundred Fifty-One Dollars (\$3,351.00); and

WHEREAS, CWC staff have determined that Sixty-Six Thousand Five Hundred Dollars and Thirteen Cents (\$66,500.13) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Sixty-Six Thousand Five Hundred Dollars and Thirteen Cents (\$66,500.13) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Sixty-Six Thousand Five Hundred Dollars and Thirteen Cents (\$66,500.13).

William Burleson Backup

Address: 310 Denver Run Road, Roxbury NY 12474

Town: Roxbury

Engineer: Rex Sanford P.E.

Contractor: Maduri Excavating

This project was previously approved for \$63,149.13. A number of large boulders had to be removed to install the dosing tank, sewer line and absorption field. The contractor had to bring in 30 cubic yards of random fill material to backfill the components and restore the disturbed area. The contractor has requested \$3,351.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$3,351.00 for total reimbursement not-to-exceed \$66,500.13.

December 2, 2025

RESOLUTION NO. 5916

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION
OVER \$30,000: CONSTANCE HERNDON**

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

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

WHEREAS, on May 2, 2023, by Resolution Number 4801, the CWC Board approved reimbursement to Constance Herndon in an amount not to exceed Fifty-Two Thousand Nine Hundred Thirty-Four Dollars and Seventy-Nine Cents (\$52,934.79); 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 Four Thousand One Hundred Thirty-Seven Dollars and Sixty Cents (\$4,137.60); and

WHEREAS, the CWC staff have determined the eligible portion of the contractor’s quote is Three Thousand Six Hundred Twenty-Two Dollars and Sixty Cents (\$3,622.60); and

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

WHEREAS, the CWC staff have determined the contractor’s total invoices of Fifty-Six Thousand Five Hundred Fifty-Seven Dollars and Thirty-Nine Cents (\$56,557.39) 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-Six Thousand Five Hundred Fifty-Seven Dollars and Thirty-Nine Cents (\$56,557.39) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Fifty-Six Thousand Five Hundred Fifty-Seven Dollars and Thirty-Nine Cents (\$56,557.39).

Constance Herndon Backup

Address: 681 Route 3, Halcott Center NY 12430

Town: Halcott

Engineer: Rex Sanford P.E.

Contractor: Josh Construction

This project was previously approved for \$52,934.79. The contractor discovered that the existing electrical panel was not adequate to handle the pump circuit. He had to install a subpanel that was not included in his original quote. The tank delivery truck was unable to make it to the tank locations. A large excavator had to be used instead. Thirty cubic yards of additional absorption fill were required because of a variation in topography. The CWC Staff believes that a reasonable and justified cost for the additional work is \$3,622.60. The Septic Committee recommends that the CWC Board approves an additional reimbursement of \$3,622.60 for total reimbursement not to exceed \$56,557.39.

December 2, 2025

RESOLUTION NO. 5917

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

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

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

WHEREAS, on May 6, 2025, by Resolution Number 5665, the CWC Board approved reimbursement to Robert Howe in an amount not-to-exceed Seventy-Four Thousand Eight Hundred Thirty-Six Dollars and Three Cents (\$74,836.03); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs submitted by the homeowner for the septic system repair in the amount of Four Thousand Two Hundred Dollars (\$4,200.00); and

WHEREAS, the total contractor’s invoices for this system are 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 Four Thousand Two Hundred Dollars (\$4,200.00); and

WHEREAS, CWC staff have determined that Seventy-Nine Thousand Thirty-Six Dollars and Three Cents (\$79,036.03) 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-Nine Thousand Thirty-Six Dollars and Three Cents (\$79,036.03) 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-Nine Thousand Thirty-Six Dollars and Three Cents (\$79,036.03).

Robert Howe Backup

Address: 28 Brodhead Road, West Shokan NY 12481

Town: Olive

Engineer: Rex Sanford P.E.

Contractor: Chad Davis Contracting

This project was previously approved for \$74,836.03. Ledge rock was encountered while installing the septic tank. One day of hammering was needed to attain necessary depth. A second tank was discovered while building the absorption field. It had to be decommissioned. The contractor has requested \$4,200.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$4,200.00 for total reimbursement not-to-exceed \$79,036.03.

December 2, 2025

RESOLUTION NO. 5918

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

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

WHEREAS, on March 4, 2025, by Resolution Number 5614, the CWC Board of Directors approved reimbursement to Benjamin Kalina in an amount not to exceed Fifty-Three Thousand Eight Hundred Thirty-Seven Dollars and Twenty-One Cents (\$53,837.21); and

WHEREAS, CWC staff has reviewed additional construction invoices, the eligible amount for the septic system repair is Three Thousand One Hundred Three Dollars and Twenty-One Cents (\$3,103.21); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand One Hundred Three Dollars and Twenty-One Cents (\$3,103.21); and

WHEREAS, CWC staff have determined that Fifty-Six Thousand Nine Hundred Forty Dollars and Forty-Two Cents (\$56,940.42) 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 total reimbursement of Fifty-Six Thousand Nine Hundred Forty Dollars and Forty-Two Cents (\$56,940.42) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Fifty-Six Thousand Nine Hundred Forty Dollars and Forty-Two Cents (\$56,940.42).

Benjamin Kalina Backup

Address: 371 Bald Eagle Lane, Andes NY 13731

Town: Andes

Engineer: Rex Sanford P.E.

Contractor: G.C. Landscaping & Excavation

This project was previously approved for \$53,837.21. Eighty-eight cubic yards of additional fill material were required due to variations in topography and voids left by stumps removed from the absorption field area. This amount appears to be reasonable and justified. This project is for a secondary residence eligible for 60% reimbursement. $\$5,172.02 \times 60\% = \$3,103.21$. The total project cost will be \$56,940.42.

December 2, 2025

RESOLUTION NO. 5919

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

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

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

WHEREAS, CWC Staff previously approved reimbursement to Dragos Ianau in the amount not-to-exceed Eight Thousand Four Hundred Fifty Dollars (\$8,450.00) for installation of a one thousand gallon septic tank; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the additional work in the amount of Fifty-Three Thousand Six Hundred Seventy-Nine Dollars and Ninety-Eight Cents (\$53,679.98); and

WHEREAS, the total contractor’s invoices for this system are 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 Fifty-Three Thousand Six Hundred Seventy-Nine Dollars and Ninety-Eight Cents (\$53,679.98); and

WHEREAS, CWC staff have determined that Sixty-Two Thousand One Hundred Twenty-Nine Dollars and Ninety-Eight Cents (\$62,129.98) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Sixty-Two Thousand One Hundred Twenty-Nine Dollars and Ninety-Eight Cents (\$62,129.98) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Sixty-Two Thousand One Hundred Twenty-Nine Dollars and Ninety-Eight Cents (\$62,129.98).

Dragos Ianau Backup

Address: 63 Dave Road, Margaretville NY 12455

Town: Middletown

Bedrooms: 2

Engineer: Rex Sanford P.E.

Contractor: Estes Plumbing & Excavation

Sign In Date: 5/16/25

Design Application Received By DEP: 9/10/25

Design Application Deemed Complete: 9/17/25

Date Recommended For DEP Design Approval: 9/17/25

2-Year Deadline: 5/16/27

This project was previously approved for \$8,450.00. Remaining major components of this system include one pump chamber, 11 linear feet of gravity pipe, 141 linear feet of force main, one distribution box, 70 cubic yards of absorption fill material, 180 linear feet of absorption trench, 213 linear feet of access road, remove 32 trees, shuttle material and site restoration. They were \$53,679.98, \$54,704.25 and \$55,881.86. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$53,679.98 for total reimbursement not-to-exceed \$62,129.98.

December 2, 2025

RESOLUTION NO. 5920

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

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

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

WHEREAS, on August 5, 2025, by Resolution Number 5784, the CWC Board approved reimbursement to Thomas Mueller in an amount not-to-exceed Fifty-Eight Thousand Three Dollars (\$58,003.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs submitted by the homeowner for the septic system repair in the amount of Four Thousand Five Hundred Seventy-One Dollars and Twenty-Five Cents (\$4,571.25); and

WHEREAS, the total contractor’s invoices for this system are 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 Four Thousand Five Hundred Seventy-One Dollars and Twenty-Five (\$4,571.25); and

WHEREAS, CWC staff have determined that Sixty-Two Thousand Five Hundred Seventy-Four Dollars and Twenty-Five Cents (\$62,574.25) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Sixty-Two Thousand Five Hundred Seventy-Four Dollars and Twenty-Five Cents (\$62,574.25) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Sixty-Two Thousand Five Hundred Seventy-Four Dollars and Twenty-Five Cents (\$62,574.25).

Thomas Mueller Backup

Address: 418 Hogg Mountain Road, Fleischmanns, NY 12430

Town: Middletown

Engineer: John Bolger P.E.

Contractor: Jim Peters Excavating

This project was previously approved for \$58,003.00. Rock was encountered while installing the pump chamber and force main. Five hours of hammering were needed to attain necessary depths. Delivery trucks could not get fill material and stone to the absorption field. The contractor had to bucket materials for seven hours. The contractor has requested \$4,571.25 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 \$4,571.25 for total reimbursement not-to-exceed \$62,574.25.

December 2, 2025

RESOLUTION NO. 5921

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

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

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

WHEREAS, on September 2, 2025, by Resolution Number 5823, the CWC Board approved reimbursement to Jason Roxby in an amount not-to-exceed Thirty-Three Thousand Three Hundred Ninety-Eight Dollars and Seventy-One Cents (\$33,398.71); 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 Two Thousand One Hundred Dollars (\$2,100.00); and

WHEREAS, the total contractor’s invoices for this system are 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 Two Thousand One Hundred Dollars (\$2,100.00); and

WHEREAS, CWC staff have determined that Thirty-Five Thousand Four Hundred Ninety-Eight Dollars and Seventy-One Cents (\$35,498.71) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Five Thousand Four Hundred Ninety-Eight Dollars and Seventy-One Cents (\$35,498.71) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Five Thousand Four Hundred Ninety-Eight Dollars and Seventy-One Cents (\$35,498.71).

Jason Roxby Backup

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

Town: Olive

Engineer: Praetorius & Conrad P.C.

Contractor: L&L Earthworx

This project was previously approved for \$33,398.71. The contractor discovered an existing drainage line discharging in the direction of the new absorption field. The line was capped and re-routed. The contractor has requested \$2,100.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$2,100.00 for total reimbursement not-to-exceed \$35,498.71.

December 2, 2025

RESOLUTION NO. 5922

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

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 August 6, 2024, by Resolution Number 5372, the CWC Board approved reimbursement to Kathleen Wahlund in an amount not-to-exceed Eighty-One Thousand Dollars (\$81,000.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs submitted by the homeowner for the septic system repair in the amount of Sixteen Thousand One Hundred Eighty Dollars (\$16,180.00); and

WHEREAS, the total contractor’s invoices for this system are 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 Sixteen Thousand One Hundred Eighty Dollars (\$16,180.00); and

WHEREAS, CWC staff have determined that Ninety-Seven Thousand One Hundred Eighty Dollars (\$97,180.00) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Ninety-Seven Thousand One Hundred Eighty Dollars (\$97,180.00) 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 Ninety-Seven Thousand One Hundred Eighty Dollars (\$97,180.00).

Kathleen Wahlund Backup

Address: 28 Our Road, Woodstock NY 12498

Town: Woodstock

Engineer: Praetorius & Conrad P.C.

Contractor: Chad Davis Contracting

This project was previously approved for \$81,000.00. Ledge rock was encountered while installing the dosing tank and sewer line. Four days of hammering were needed to attain necessary depths. The sewer line was re-routed to avoid putting an H2O septic tank in the driveway. The contractor has requested \$16,180.00 for the added work. This amount appears to be reasonable and justified. The Septic Committee recommends that the CWC Board of Directors approve an additional reimbursement of \$16,180.00 for total reimbursement not-to-exceed \$97,180.00.

December 2, 2025

RESOLUTION NO. 5923

**BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER
\$30,000: CAITLYN ROBERTS - 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 5677, the CWC Board approved reimbursement to Caitlyn Roberts in an amount not to exceed One Hundred Fourteen Thousand Two Hundred Thirty-Three Dollars and Thirty-Six Cents (\$114,233.36); 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 Five Thousand Eight Hundred Ninety-Three Dollars and Fifteen Cents (\$5,893.15); and

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

WHEREAS, the CWC staff have determined the contractor’s total invoices of One Hundred Twenty Thousand One Hundred Twenty-Six Dollars and Fifty-One Cents (\$120,126.51) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the total reimbursement of One Hundred Twenty Thousand One Hundred Twenty-Six Dollars and Fifty-One Cents (\$120,126.51) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of One Hundred Twenty Thousand One Hundred Twenty-Six Dollars and Fifty-One Cents (\$120,126.51).

Caitlyn Roberts Backup

Expanded Septic Program: Apartments

Address: 241 Colony Road, Arkville NY 12406

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: G.C. Landscaping & Excavation

The project was previously approved for \$114,233.36. Roots of four additional trees were compromised when installing the curtain drain. They had to be taken down. Water collected in a low area above the new absorption field. Thirty cubic yards of random fill material were brought in to fill it and divert water away. A perimeter drain was discovered during excavation. The contractor installed 55 linear feet of pipe to re-route it away from the septic system. The contractor has requested \$5,893.15 for the added work. The Septic Committee recommends that the Board approves an additional reimbursement of \$5,893.15 for total reimbursement not to exceed \$120,126.51.

RESOLUTION NO. 5924

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR
ELIGIBILITY – STEPHANI DIMOPOULOS**

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, Stephani Dimopoulos, 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.

Stephani Dimopoulos Backup

The property is located in the Town of Prattsville SBL: 75.00-1-27. This project was paid for in 2014 for Ms. Dimopoulos’ parents under our Priority 8 Program. They were full-time residents and received 100% reimbursement. This is a secondary residence for Ms. Dimopoulos and she is eligible for 60%. She was approved for a second time repair in 2025 to replace the septic tank due to groundwater infiltration. A new septic tank was installed in September 2025. The pump alarm continues to go off. The homeowner provided a video of groundwater pouring into the pump chamber. Elevations are insufficient for a curtain drain around the pump chamber. The butyl seal appears to be defective in the contractor’s photo. The best solution may be to relocate the septic tank and install a new pump chamber in a different location. The homeowner will be responsible for the cost of moving the septic tank. A new pump chamber will require an engineer. CWC has a record of a maintenance pump out in 2018. Discussion:

RESOLUTION NO. 5925

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR
ELIGIBILITY – BARRY KNIGHT**

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, Barry Knight, 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.

Barry Knight Backup

Mr. Knight’s property is in the Town of Hurley. This project was paid for in 2006 under our Priority 1B Program. The level in the pump chamber is high. The pump will only run 3-5 seconds when turned on manually even though the level in the tank was too high. We believe that multiple components of the pump chamber need to be replaced. CWC has no record of a maintenance pump.

RESOLUTION NO. 5926

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR
ELIGIBILITY – MARY LEONARD**

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, Mary Leonard, 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.

Mary Leonard Backup

Ms. Leonard’s property is in the Town of Hurley. This project was paid for in 2002 under our Coordinator Program. The pump is no longer working. Groundwater is infiltrating the pump chamber. CWC has a record of maintenance pump out in 2025.

RESOLUTION NO. 5927

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR
ELIGIBILITY – WILLIAM MARCHAND**

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, William Marchand, 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.

William Marchand Backup

Mr. Marchand’s property is in the Town of Andes. This project was paid for in 1999 under our Coordinator Program. The pump stopped working. It has been replaced. CWC has record of a maintenance pump out in 2025.

RESOLUTION NO. 5928

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

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

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

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

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

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

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

George Nicholas Backup

Mr. Nicholas’s property is in the Town of Prattsville. This project was paid for in 2008 under our Priority 5 Program under a previous homeowner and approved for a second time repair in 2025 to fix a broken pump. The septic tank or pipe to tank is taking on water, risers and a filter need to be added as well. CWC does not have a record of any maintenance pump outs.

RESOLUTION NO. 5929

APPROVAL OF FOURTH AMENDMENT TO SEPTIC V PROGRAM AGREEMENT

WHEREAS, on January 21, 1997, the Catskill Watershed Corporation (CWC), City of New York by and among the City, the State of New York, the United States Environmental Protection Agency (“EPA”), the Coalition of Watershed Towns, CWC, certain watershed counties, towns and villages, and certain environmental groups entered into a Memorandum of Agreement regarding the watershed protection and partnership programs (the “Watershed MOA”); and

WHEREAS, Paragraph 124 of the Watershed MOA established a program (the “MOA Septic Program”) through CWC to fund the repair or replacement of failing or reasonably likely to fail septic systems serving certain eligible residences in the West of Hudson Watershed; and

WHEREAS, pursuant to Section 3.1 of the Filtration Avoidance Determination issued on December 29, 2017 by the New York State Department of Health (“2017 FAD”), the City must continue to support the MOA Septic Program, as expanded by CWC and the City at a funding level sufficient to address 300 septic systems per year and to cover the future costs of additional septic systems as they are identified and enrolled in the program; and

WHEREAS, pursuant to Resolution 3482, the CWC Board of Directors approved the Septic V Program Agreement to provide for continued funding of the MOA Septic Program and a new Expanded Septic Program for not-for-profits, small businesses, and governmental entities; and

WHEREAS, pursuant to Resolution 4298, the CWC Board of Directors approved an amendment to the Septic V Program Agreement to provide for additional funding due to increase in per unit costs of septic systems; and

WHEREAS, pursuant to Resolution 4501, the CWC Board of Directors approved an amendment to the Septic V Program Agreement to confirm CWC’s funding of sewer connections, require CWC Board approval for grant for such connections, and provide for CWC and DEP approval if the connection includes a Sewer Extension as defined in the Watershed Regulations § 18-16 (110); and

WHEREAS, by Resolution 4618, CWC Board of Directors approved an amendment to Septic V Program Agreement to provide an additional one-time payment of Five Hundred Thousand Dollars (\$500,000.00) for the MOA Septic Program; and

WHEREAS, CWC and the City desire to amend the Septic V Program Agreement to extend the contract by two years and increase the total contract amount by Thirty Million Dollars (\$30,000,000.00) to One Hundred Sixteen Million Dollars (\$116,000,000.00).

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

**FOURTH AMENDMENT TO THE
AGREEMENT BETWEEN THE
NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND THE
CATSKILL WATERSHED CORPORATION
(Septic System Rehabilitation and Replacement V)**

THIS FOURTH AMENDMENT (“Amendment”), is made the ____ day of _____ 202__, by and between **THE CITY OF NEW YORK**, a municipal corporation of the State of New York, having its principal office at City Hall, New York, New York 10007 (the “City”), acting by and through the **NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION**, having its principal office at 59-17 Junction Boulevard, Flushing, New York 11373 (“DEP”), and **THE CATSKILL WATERSHED CORPORATION** (“CW Corp.”), an independent locally-based and locally administered not-for-profit corporation, organized and existing under Section 1411 of the New York State Not-For-Profit-Corporation Law and having its principal office in Arkville, New York (the City and CW Corp. being collectively referred to herein as the “Parties”).

WITNESSETH:

WHEREAS, on January 21, 1997, the City entered into a Memorandum of Agreement regarding the City’s watershed protection program by and among the City, the State of New York, the United States Environmental Protection Agency (“EPA”), the Coalition of Watershed Towns, CW Corp., Putnam County, Westchester County, certain watershed counties, towns and villages, and certain environmental groups (the “Watershed MOA”); and

WHEREAS, pursuant to Paragraph 124 of the Watershed MOA, the Parties established a program (the “Septic System Rehabilitation and Replacement Program”), to repair or replace failing or reasonably likely to fail septic systems serving certain eligible residences in the West of Hudson Watershed; and

WHEREAS, pursuant to Section 3.1 of the Filtration Avoidance Determination issued on December 29, 2017 by the New York State Department of Health (“2017 FAD”), the City must continue to support the Septic Rehabilitation and Replacement Program, as expanded by the Parties, through a contract with CW Corp. at a funding level sufficient to address 300 septic systems per year and to cover the future costs of additional septic systems as they are identified and enrolled in the program; and

WHEREAS, pursuant to the 2017 FAD the City agreed to provide funds to CW Corp. for the implementation of an expanded septic program, which extended eligibility to additional entities (such as nonprofit organizations and municipalities) and provided for certain qualifying alterations and/or modifications to septic systems serving such entities (“Expanded Septic Program”); and

WHEREAS, pursuant to Sections 2(a) and 2(e) of the Third Supplement to the December 2010 Agreements Among West of Hudson Watershed Stakeholders: Commitments Relating to the 2017 Filtration Avoidance Determination (“2017 Side Agreement”), the Parties agreed to certain terms governing administration of the Septic V Program, including, the expansion of the CWC small business septic system program, certain groundwater disputes, the transfer and use of Alternate Septic Funds, and disposal of septic wastewater at DEP wastewater treatment plants, and other aspects of the Septic Rehabilitation and Replacement Program; and

WHEREAS, the Parties entered into an Agreement dated June 24, 2019, as amended September 20, 2022, January 21, 2022 and March 16, 2023 (collectively, the “Agreement”) to provide funding for the Septic Rehabilitation and Replacement Program, as set forth in the 2017 FAD; and

WHEREAS, the Agreement was registered with the Office of the Comptroller on July 23, 2019, under registration number CT 826 20200002146; and

WHEREAS, by letter dated July 30, 2019, DEP provided Notice of Contract Registration to CW Corp., which erroneously stated that the expiration date of the Program Term is February 14, 2027; and

WHEREAS, the Parties now desire to further amend the Agreement to, among other things, amend the Program Term and provide additional funding for the Septic System Rehabilitation and Replacement Program set forth in the Agreement.

NOW THEREFORE, in consideration of the promises and respective representations and covenants contained in the Agreement, the Parties mutually agree as follows (all capitalized terms used herein without definition shall have the respective meanings assigned to them in the Agreement):

1. Section 1.03.B of the Agreement is hereby deleted in its entirety and replaced with the following:

“B. Term: Unless sooner terminated pursuant to the terms hereof, this Agreement shall terminate the later of: (i) twelve (12) years from the Commencement Date; or (ii) at such time as CW Corp. has fully expended all Septic V Program Funds, and completed all Work in accordance with the terms and conditions of this Agreement (“**Program Term**”). CW Corp. shall confirm to DEP, in writing, when all Septic V Program Funds have been so expended. This Agreement may be extended upon written agreement of the Parties, effective upon registration by the City pursuant to Section 328 of the Charter of the City of New York.”

2. Section 3.01 of the Agreement is hereby amended by deleting the first paragraph in its entirety and replacing it with:

“The City shall pay periodic installments of the Septic V Program Funds to CW Corp. during the Program Term, for the actual and reasonable costs incurred by CW Corp. in performing the Work, up to an aggregate amount not to exceed One Hundred Sixteen Million Dollars (\$116,000,000.00). Such payment shall be made as follows:”

3. Section 4.01.C is hereby amended by deleting the words: “Eighty-Six Million Dollars (\$86,000,000.00)” and replacing it with the words: “One Hundred Sixteen Million Dollars (\$116,000,000.00)”.

4. Section 10.04.A is hereby amended by adding the following sentence at the end of the paragraph:

“Within ninety (90) days after termination of this Agreement, CW Corp. may, upon written request and justification, reallocate Septic V Program Funds into a successor CW Corp. Septic Rehabilitation and Replacement Program agreement, in accordance with written directives by DEP.”

5. All the terms and conditions of the Agreement not expressly and specifically modified by this Amendment shall remain in full force and effect and shall govern the relationship of the Parties for the term set forth herein.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their duly authorized representatives as of the date first written above.

THE CITY OF NEW YORK, by and through **THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION**

By: _____
Name: Joseph Vaicels, Assistant Commissioner
Title: Agency Chief Contracting Officer

CATSKILL WATERSHED CORPORATION

By: _____
Name: Tina Molé
Title: President

APPROVED AS TO FORM AND CERTIFIED AS TO LEGAL AUTHORITY

Acting Corporation Counsel of New York

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
 : ss.
COUNTY OF)

On this _____ day of _____ 202__, before me personally came _____ to me known, and who did depose and say that she is the Agency Chief Contracting Officer of the Department of Environmental Protection of The City of New York, located at 59-17 Junction Boulevard, Flushing, New York, 11373, and the person named in and who executed the foregoing instrument and she acknowledged to me that she executed the same as Agency Chief Contracting Officer for the purposes therein mentioned.

Notary Public or Commissioner of Deeds

STATE OF NEW YORK)
 : ss.
COUNTY OF)

On this _____ day of _____ 202__, before me personally came _____ to me known, and who did depose and say that s/he is the _____ of the Catskill Watershed Corporation, the person described herein and who executed the foregoing instrument and acknowledged to me that s/he signed the same as authorized by said corporation.

Notary Public or Commissioner of Deeds

RESOLUTION NO. 5930

**BOARD REVIEW OF
CWC FUTURE STORMWATER PROGRAM APPLICATION FOR
53470 STATE HIGHWAY 30 LLC: STORMWATER CONTROLS**

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

WHEREAS, the CWC in consultation with New York City Department of Environmental Protection (NYCDEP) established the Future Stormwater Program that provides for reimbursement or voucher for eligible stormwater projects; and

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

WHEREAS, 53470 State Highway 30 LLC has applied to the CWC Future Stormwater Program for one-half of 100% reimbursement of eligible design costs for stormwater controls for a new restaurant and hotel in the amount of Ten Thousand Five Dollars (\$10,005.00); and

WHEREAS, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

WHEREAS, CWC staff recommended reimbursement from CWC Future Stormwater Programs of eligible stormwater costs for an amount of Ten Thousand Five Dollars (\$10,005.00); and

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

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the Future Stormwater Program in the total not-to-exceed amount of Ten Thousand Five Dollars (\$10,005.00) for design costs of stormwater controls for a restaurant and hotel.

53470 State Highway 30 LLC (Dixon Roxbury Hotel)**Program:** FSW/MOA 145**Address:** 53568 State Highway 30, Roxbury, NY 12474**Engineer:** Headwaters Engineering**Tax Parcel ID:** 157.3-3-26**Project Description:**

On October 14, 2025 the 53470 State Highway 30 LLC project submitted an application for estimated SWPPP design costs for a project in Roxbury, NY. The project is located within 100' of a watercourse, with an anticipated disturbance under 1 acre, therefore a NYC DEP review and approval of Stormwater Pollution Prevention Plan (SWPPP) is required. Coverage under the NYS DEC General Permit was not required

The proposed project will consist of renovations to the existing inn and new restaurant. The proposed stormwater controls include erosion and sediment controls, grass swales, bioretention basins and rain gardens.

Estimated design costs with a CWC added 15% contingency totaled Twenty Thousand Ten Dollars (\$20,010.00). The applicant has elected for 100% reimbursement of all DEP stormwater costs, the applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Ten Thousand Five Dollars (\$10,005.00) from each program.

COST BREAKOUT	
Design:	\$17,400.00
Construction:	\$0
Total:	\$17,400.00
15% Contingency:	\$2,610.00
TOTAL:	\$20,010.00
100% Election	\$20,010.00
PROGRAM ALLOCATION	
FSW Funding	\$10,005.00
MOA-145 Funding	\$10,005.00

CWC staff recommends reimbursement of up to Ten Thousand Five Dollars (\$10,005.00) to 53470 State Highway 30 LLC from both the Future Stormwater Program and from the MOA-145 Program for the estimated design costs of implementing a SWPPP required solely by the NYC Watershed Regulations.

Recommended Future Stormwater Funding Request not to exceed \$15,659.63**Recommended MOA-145 Funding Request not to exceed \$15,659.63**

RESOLUTION NO. 5931

**BOARD REVIEW OF
CWC FUTURE STORMWATER PROGRAM APPLICATION FOR
HUDSON FOREST GARDENS LLC: STORMWATER CONTROLS**

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

WHEREAS, the CWC in consultation with New York City Department of Environmental Protection (NYCDEP) established the Future Stormwater Program (Program) that provides for reimbursement or voucher for eligible stormwater projects; and

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

WHEREAS, Hudson Forest Gardens LLC, has applied to the CWC Future Stormwater Program for one-half of 50% reimbursement of eligible construction costs for stormwater controls for a new subdivision in the amount of One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49); and

WHEREAS, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

WHEREAS, CWC staff recommended reimbursement from CWC Future Stormwater Programs of eligible stormwater costs for an amount of One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49); and

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

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the Future Stormwater Program in the total not-to-exceed amount of One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) for construction costs of stormwater controls for a new subdivision.

Hudson Forest Gardens LLC (Demian Repucci)**Program:** FSW/MOA 145**Address:** Clum Hill Road, Elka Park Hamlet, Town of Hunter, Greene County**Engineer:** Kaaterskill Associates**Contractor:** Holbrook Construction Services**Project Log #:** 2018-SC-061 8-SP.1**Project Description:**

On July 21, 2022, DEP approved a Stormwater Pollution Prevention Plan (SWPPP) for Hudson Forest Gardens LLC, located in Elka Park, NY. The project required a full SWPPP to meet the NYC DEP Watershed Regulations. In addition, a full SWPPP was required for coverage under the NYS DEC General Permit. On December 7, 2021 the CWC Board previously approved design resolutions #4264 & #4267 for a total of Nine Thousand Three Hundred Seventy Dollars and Seventy-One Cents (\$9,370.71).

The project consisted of two lots of 44 acres subdivided into 8 single family residences between five to eight acres each. The construction of the roadway required stormwater controls which included erosion and sediment controls, numerous culverts & large bioretention basins.

Hudson Forest Gardens LLC submitted an application on October 03, 2025. Engineering construction and construction costs with a CWC added 15% contingency totaled Four Hundred One Thousand Six Hundred Eighty-Nine Dollars and Ninety-Seven Cents (\$401,689.97). The applicant has elected for 50% reimbursement of all DEP & DEC stormwater costs, the applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) from each program.

COST BREAKOUT	
Engineering Construction:	\$18,392.01
Construction:	\$330,903.62
Total:	\$349,295.63
15% Contingency:	\$52,394.34
TOTAL:	\$401,689.97
50% Election	\$200,844.99
PROGRAM ALLOCATION	
FSW Funding	\$100,422.49
MOA-145 Funding	\$100,422.49

CWC staff recommends reimbursement of up to One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) to Hudson Forest Gardens LLC from both the Future Stormwater Program and from the MOA-145 Program for construction phase costs of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed \$100,422.49**Recommended MOA-145 Funding Request not to exceed \$100,422.49**

December 2, 2025

RESOLUTION NO. 5932

**BOARD REVIEW OF FUTURE STORMWATER PROGRAM APPLICATION FOR
HUNTER-TANNERSVILLE CENTRAL SCHOOL DISTRICT
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, Hunter Tannersville Central School District has applied for funding of eligible project costs in the amount of Three Hundred Eighteen Thousand Seven Hundred Ninety-Six Dollars and Sixty-Eight Cents (\$318,796.68) design and construction of new stormwater controls related to the design and construction of new tennis courts and a gymnasium addition;

WHEREAS, the CWC share of stormwater funding is 50% of the eligible costs for this project because Hunter Tannersville Central School District 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 Three Hundred Eighteen Thousand Seven Hundred Ninety-Six Dollars and Sixty-Eight Cents (\$318,796.68); 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 Three Hundred Eighteen Thousand Seven Hundred Ninety-Six Dollars and Sixty-Eight Cents (\$318,796.68).

NOW, THEREFORE, LET IT BE 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.

Hunter-Tannersville Central School District

Program: FSW

Address: Middle/High School – 6094 Main Street, Tannersville, NY 12485

Engineer: Weston & Sampson

Contractor: The Hubble Companies

Tax Parcel ID: 166.17-1-4 & 4-4

Project Description:

On February 5, 2025 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Hunter-Tannersville Central School District, located on Main Street in Tannersville, NY. The project required NYC DEP review and approval of a SWPPP to meet Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC General Permit.

The project consists of relocating outdoor tennis courts to accommodate a new gymnasium addition to the existing school and new parking lot. Stormwater controls include erosion and sediment controls, bioretention basin, two hydrodynamic separators, vegetated dry swale and subsurface chamber system.

Hunter-Tannersville Central School District submitted an application on October 6, 2025. Engineering Construction costs with a CWC added 15% contingency totaled Six Hundred Thirty-Seven Thousand Five Hundred Ninety-Three Dollars and Thirty-Five Cents (\$637,593.35). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs or Three Hundred Eighteen Thousand Seven Hundred Ninety-Six Dollars and Sixty-Eight Cents (\$318,796.68). Funding is from the Future Stormwater Program.

COST BREAKOUT	
Design:	\$81,249.04
Construction:	\$473,180.00
Total:	\$554,429.00
15% Contingency:	\$83,164.35
TOTAL:	\$637,593.35
50% Election	\$318,796.68
PROGRAM ALLOCATION	
FSW Funding	\$318,796.68
MOA-145 Funding	\$0

CWC staff recommends reimbursement of up to Three Hundred Eighteen Thousand Seven Hundred Ninety-Six Dollars and Sixty-Eight Cents (\$318,796.68) to the Hunter-Tannersville Central School District for design and construction costs of implementing a SWPPP required by NYC Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$318,796.68.



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

APPLICANT INFORMATION			
APPLICANT NAME: HUNTER-TANNERSVILLE CENTRAL SCHOOL DISTRICT		TITLE: VINCENT BUTERA - SUPERINTENDENT	
APPLICANT MAILING ADDRESS: 6094 MAIN STREET, TANNERSVILLE, NY, 12485			
PROJECT ADDRESS: MIDDLE/HIGH SCHOOL - 6094 MAIN STREET, TANNERSVILLE, NY, 12485			
TELEPHONE NUMBER: (518) 589-5400 EXT 1000		APPLICANT EMAIL ADDRESS: VBUTERA@HTCSCHOOLS.ORG	
AUTHORIZED REPRESENTATIVE NAME: JOHN SHARKEY - ARCHITECT: WESTON & SAMPSON		AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: 845-876-2832 SHARKEY.JOHN@WSEINC.COM	
PROJECT CONSULTANT INFORMATION			
ENGINEER: BRIAN FRICK - WESTON & SAMPSON		EMAIL ADDRESS: FRICKB@WSEINC.COM	
CONTRACTOR: THE HUBBELL COMPANIES, MARGARETVILLE, NY JESSE LYON		EMAIL ADDRESS: JESSE.LYON@HUBBELS.COM	
OTHER: \$473,180		EMAIL ADDRESS:	
PROJECT INFORMATION			
PROJECT TYPE: ☐ SINGLE-FAMILY ☐ MULTI-FAMILY ☐ SMALL BUSINESS* ☐ IRSP ☐ LOW INCOME HOUSING ☒ OTHER: SCHOOL DISTRICT			
* A small business is defined in the MOA as residents in NYS, independently owned, operated, and employs one hundred (100) or less individuals. See section 5:00:03 of the Program Rules			
PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS: SCHOOL DISTRICT CAPITAL CONSTRUCTION PROJECT INCLUDING: (4) NEW TENNIS COURTS, ACCESS ROAD, (41) CAR PARKING LOT AND GYMNASIUM ADDITION. STORMWATER CONTROLS INCLUDE: BIOTRETENTION POND, UNDERGROUND STORM STRUCTURES, UNDERGROUND STORMWATER CHAMBERS AND A HYDRODYNAMIC SEPARATOR.			
SWPPP DESIGN COSTS: ☐ ESTIMATED ☒ ACTUAL Amount \$ 81,249.04		ELECTION FOR REIMBURSEMENT: ☒ 50% of ALL Stormwater costs (DEP & DEC) OR ☐ 100% Itemized DEP ONLY costs	
SWPPP CONSTRUCTION COSTS: ☐ ESTIMATED ☒ ACTUAL Amount \$ 415,309		50% Amount Requested: \$251,003 100% Amount Requested: _____	
TOTAL SWPPP COSTS: \$ 502,006 includes inspections		METHOD OF PAYMENT: ☐ TWO-PARTY CHECK ☒ REIMBURSEMENT	
If costs are ESTIMATED, please include cost estimates from engineers and contractors. If costs are ACTUAL, please include invoices from engineers and contractors. If method of payment is REIMBURSEMENT please include proof of payment for invoices.			
NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP Approval Date: FEBRUARY 5, 2025 Permit #: 2023-SC-0066-SP.1 DEP Representative: CURT FIELD		Is the projects stormwater plan required by state and/or federal government? ☒ YES ☐ NO (if yes please provide the below permit information) NEW YORK STATE EDUCATION DEPARTMENT	
NYSDEC SPDES General Permit for Stormwater Discharges ☒ YES ☐ NO		Approval Date: 2/1/125	DEC Representative: JOHNN MUTERSBAUGH
LIST OF ENCLOSED ATTACHMENTS (check all that apply)			
From NYC DEP: ☐ Notice of Violation (NOV) ☒ SWPPP Approval ☐ Construction Approval (CA) ☐ Notice of Violation Closure		From ENGINEER: ☒ Full SWPPP ☐ As-Built Drawings ☐ Operation & Maintenance Plan	
		From NYS DEC: ☐ Notice of Intent (NOI) ☐ Notice of Incomplete Application (NOICA)	
		Other: ☒ Design/Construction Invoices ☒ Proof of Payments ☐ W-9 ☐ Messages with DEP, Engineer, DEC, etc.	
CERTIFICATION			
I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.			
PRINT CLAIMANT NAME Vincent Butera		CLAIMANT SIGNATURE 	DATE 10/6/25



Rohit T. Aggarwala
Commissioner

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

71 Smith Avenue
Kingston, New York
12401

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

February 5, 2025

Mr. Vincent Butera, Superintendent of Schools
Hunter-Tannersville CSD
6094 Main Street, PO Box 1018
Tannersville, NY 12485

Re: Application to engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SWPPP)
Hunter-Tannersville CSD Jr-Sr High School Capital Improvement
Project
Project Log # 2023-SC-0066-SP.1
6094 Main St; Village of Tannersville; Greene County
S/B/L(s): 166.17-1-4 & 4-4; Schoharie Reservoir Basin

Dear Mr. Butera:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) was approved on February 5, 2025. The determination and associated conditions are enclosed, and copies of the approved design drawings have been sent to Weston & Sampson Engineers Inc.

Please contact Curt Field at (845) 340-7222 at least two business days prior to the start of construction so that an inspection may be scheduled and to answer any questions you may have in regard to this determination.

Sincerely,

Curt Field
Associate Project Manager
Kingston Project Review

c: Brian Frick, Sr. Project Manager, Weston & Sampson Engineers, Inc.
Jesse O'Donnell, (MA P.E.), Sr. Project Manager, Weston & Sampson Engineers, Inc.
Rebecca Mitchell, Assistant Engineer, Division of Water – Region 4, NYSDEC
Racheal Burger, Stormwater Program Specialist, Catskill Watershed Corporation
Village of Tannersville, Code Enforcement Officer



New York City Department of Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;

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

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

Name of Project: Hunter-Tannersville CSD Jr-Sr High School Capital Improvement Project

Project Type: Application to engage in a Regulated Activity Stormwater Pollution Prevention Plan (SWPPP)

DEP Log #: 2023-SC-0066-SP.1

Property Location: 6094 Main St
Village of Tannersville; Greene County, New York
Tax Map # 166.17-1-4 & 166.17-4-4

Owner/Applicant: Hunter-Tannersville CSD

Owner's Address: 6094 Main Street, PO Box 1018
Tannersville, NY 12485

Drainage Basin: Schoharie Reservoir

General Description: According to the documents provided, the proposed project includes removing the existing outdoor tennis courts to accommodate a new gymnasium addition to the existing school. New outdoor tennis courts are proposed north of the existing school building in the wooded area that exists to the west of the northerly ball field. Access to the new tennis courts is proposed via a new paved driveway and concrete sidewalk. A new paved parking lot is proposed along the southerly side of the new tennis courts. Post construction stormwater management practices will be installed to capture, treat and attenuate runoff from the newly developed areas. The Project requires a SWPPP pursuant to Section 18-39(b)(4)(iv) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). The construction of the proposed Project is estimated to disturb approximately 3.8 acres of land. At the completion of the Project, the total new impervious area will be 0.6 acres, an increase of

26,136 square feet of overall impervious area. Runoff reduction, stormwater management and treatment will be provided using a filtering bioretention basin, two hydrodynamic separators, vegetated dry swale and subsurface chamber system. The SWPPP shall be implemented in accordance with the reports titled "Hunter Tannersville Central School District, Stormwater Report" revision dated January 15, 2025, and "Stormwater Pollution Prevention Plan Application" revision dated January 29, 2025, and plans titled "2025 District Wide Renovations and Addition" revision dated January 28, 2025 prepared by Weston & Sampson Engineers Inc. which is attached hereto as, Appendix A.

Date of site inspection:

March 05, 2024

(XX) Approved

() Denied

Special Note Regarding Stormwater Reimbursement (*WOH only*)

Stormwater tasks, components, measures and practices that were required exclusively by DEP to obtain DEP approval: DEP application, DEP design submission, DEP phone calls/meetings and design revision to address DEP comments. Filtering bioretention basin, vegetated dry swale, two hydrodynamic separators and an underground chamber system are provided for stormwater management and treatment. The filtering bioretention basin, and the hydrodynamic separator HDS-1 are sized to treat the 1-year 24-hour storm in accordance with the Watershed Regulations. Hydrodynamic separator HDS-2 is sized to treat 25% of the 1-year 24-hour storm for the redevelopment area. A vegetated dry swale provides pretreatment with stormwater treatment and RRv prior to the hydrodynamic separator HDS-1.

Conditions of Approval:

This approval is granted subject to the following conditions:

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

5. Failure to comply with the conditions of any approval issued by DEP shall be a violation of the Watershed Regulations.
6. Any alteration or modification of the SWPPP must be approved by DEP prior to implementation.
7. A copy of the approved plans and this Determination should be maintained for record at the construction site.
8. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated.

Note: Final stabilization is defined in the *"New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-15-002"* (General Permit) as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.

9. At the completion of the Project, the Applicant is required to submit as-built drawings to DEP for all stormwater management, runoff reduction, and water quality facilities.
10. The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP and attached hereto as Appendix A.
11. This Determination shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of an approval Determination must be submitted to the DEP no less than 180 days prior to the expiration. Following expiration of the approval Determination, the SWPPP may be resubmitted to DEP for consideration as a new approval.
12. DEP shall be provided access to the Project site during the construction phase for monitoring and inspection purposes.
13. This Determination and all conditions provided herein are binding on the Owner of the Property where the facility is to be located. Any references to the "Applicant" in this Determination or in any conditions provided herein shall be deemed to refer to the Owner of such Property.
14. If the Owner sells or otherwise transfers title of the Property before all construction planned for the Property as set forth in the SWPPP is completed and/or before the site is stabilized, the Owner shall require the new owner ("Buyer") to comply with the SWPPP approved by the New York City Department of Environmental Protection including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the Owner shall provide the Buyer

with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for the Property with the following provisions:

- (1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she/they shall install and maintain any and all erosion controls and stormwater management facilities on the Property in accordance with the SWPPP, such SWPPP being attached hereto as Appendix A.
- (2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of Hunter-Tannersville CSD Jr.-High School Capital Improvement Project.
- (3) Buyer's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.
- (4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the Property, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein

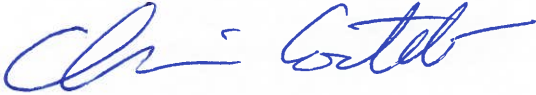
Prior to conveying title to the Property, the Seller shall submit to the New York City Department of Environmental Protection a proposed deed containing the aforementioned real covenants and restrictions.

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

Date: February 5, 2025

Hunter-Tannersville CSD Jr-Sr High School Capital Improvement Project
6094 Main St, Tannersville, Greene County, New York
166.17-1-4 & 166.17-4-4
Schoharie Reservoir
2023-SC-0066-SP.1

Determination made by:



Chris Costello, PE, Supervisor
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

Recommended for approval by:



Curt Field, Reviewer
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

APPENDIX A

The following documents were prepared by Weston & Sampson Engineers Inc. for Hunter-Tannersville Central School District Jr-Sr High School Capital Improvement Project:

1. Hunter Tannersville Central School District High School – Middle School Site Improvements, Stormwater Report, dated January 2025, last revised January 15, 2025.
2. Stormwater Pollution Prevention Plan Application, Hunter Tannersville Central School District Proposed High School – Middle School Site Improvements, dated December 2024, last revised January 29, 2025.
3. 2025 District Wide Renovations and Addition, Hunter-Tannersville Central School District dated August 16, 2024, last revised January 28, 2025.

Drawing No.	Title	Rev. Date
HS/MS C100	Existing Conditions and Demolition Plan	01/28/2025
HS/MS C101	Construction Phasing and Staging Plan	01/28/2025
HS/MS C200	Layout Plan	01/28/2025
HS/MS C300	Grading Plan	01/28/2025
HS/MS C301	Sediment and Erosion Control Plan	01/28/2025
HS/MS C302	Landscaping Plan	01/28/2025
HS/MS C400	Utility Plan	01/28/2025
HS/MS C500	Construction Details	01/28/2025
HS/MS C501	Construction Details	01/28/2025
502	Construction Details	01/28/2025
503	Construction Details	01/28/2025
504	Sediment and Erosion Control Details	01/28/2025



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

SEAN MAHAR
Interim Commissioner

February 11, 2025

Hunter Tannersville 2023 Capital Project - Jr./Sr. High School
Vincent Butera
6094 Main Street PO Box 1018
Tannersville, NY 12485

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

Dear Owner or Operator,

The New York State Department of Environmental Conservation (NYSDEC) received a complete electronic Notice of Intent (eNOI) for coverage under GP-0-25-001 for construction activities located at:

Project Name: Hunter Tannersville CSD - Jr./Sr. High School
Project Address: 6094 Main Street PO Box 1018
Tannersville, NY 12485 Project County: Greene

Through submission of the eNOI on February 11, 2025, the owner or operator certified that the eligibility requirements in Part I.A. of GP-0-25-001 have been met, where required.

As a reminder, the owner or operator must meet the requirements in Part I.E.6. of GP-0-25-001 prior to disturbing greater than five acres of soil at any one time. Further, this LOA is not the permit document. The owner or operator is required to comply with all requirements in GP-0-25-001, which is accessible on NYSDEC's website: dec.ny.gov

The project is authorized to commence construction activity in accordance with Part I.D.3.b. of GP-0-25-001 as follows:

- Project Name: Hunter Tannersville CSD - Jr./Sr. High School
- eNOI Submission ID: HQA-7J1S-A5M90
- Date authorized to commence construction activity: February 11, 2025

Note that the NYSDEC SPDES Permit Identification No. (SPDES Permit ID) for this project will be sent in a separate correspondence. Also, please be advised there is an annual regulatory fee of \$110, which is billed by NYSDEC in the late fall. The regulatory fee covers a period of one calendar year. In addition, there is an initial authorization fee of \$110 per acre of land disturbed and \$675 per acre of future impervious area. The initial authorization fee covers the duration of the authorized disturbance.

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

Sincerely,

John Muttersbaugh
Assistant Engineer



Department of
Environmental
Conservation

Owner/Operator Certification Form

SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-20-001)

Project/Site Name: Hunter Tannersville CSD - Jr./Sr. High School

eNOI Submission Number: HQ8-ACFX-CSXDF

eNOI Submitted by: ☐ Owner/Operator ☒ SWPPP Preparer ☐ Other

Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name

M.I. Last Name

Vincent

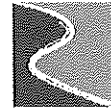
Butera

Vincent

Signature

Date

11/25/04



RHINEBECK
ARCHITECTURE
a Weston & Sampson company

Weston & Sampson, PE, LS, LA, ARCHITECTS, PC
21 E. Market St #3, Rhinebeck, NY 12572
Tel: 845.876.2832

October 6, 2025

Dr. Vincent Butera
Superintendent
Hunter-Tannersville CSD
6094 Main Street
Tannersville, NY 12485

Re: Hunter-Tannersville CSD – 2025 District Wide Renovations and Addition
Proposal for Reimbursable Expense
Storm Water Pollution Prevention Plan - Permitting Additional Work

Dear Vincent,

As you know, we just received approval from the Department of Environmental Protection (DEP) for our design of the District's Storm Water Pollution Prevention Plan (SWPPP). On behalf of the District, we intend to submit the costs for the design of the system along with the installed cost of the system including stormwater retainage structures, retention ponds, plantings etc. for an anticipated 50% re-imbursement from the Catskill Watershed Corporation which would go to the District for use in the project.

In order to submit, I will need to put together the application for your signature, design costs and construction costs for the systems once we receive bids. Attached are our hours for the design permitting, which is a reimbursable expense per our original contract, as noted in paragraph 11.8.

Total cost for the permitting /design totals \$81,249 per the attachments.

Our previous approved request for additional services totaled \$71,226 therefore this new request for additional services related to above is \$10,023

This revises out total contract amount for the project to \$1,011,249.

If you are in agreement, please sign and return below. All other terms and conditions of our original Agreement remain in effect.

Thank you for this continued opportunity to serve the Hunter/Tannersville CSD.

Sincerely,

Weston & Sampson Company

John Sharkey AIA LEED AP
Director of Design

AGREED:

Hunter-Tannersville Central School District

cc: Eileen Landman
ENG23-0649 Contract

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 3 PAGES

TO OWNER:	PROJECT:	APPLICATION NO:	3	Distribution to:
Hunter-Tannersville Central School District	2025 District Wide Renovations and Addition			☒ OWNER
6094 Main Street	Tannersville NY/Hunter, NY			☐ ARCHITECT
Tannersville, NY 12485		PERIOD TO:	8/31/2025	☐ CONTRACTOR
FROM CONTRACTOR:	VIA ARCHITECT:			☐
Hubbell Inc.	Rhinebeck Architecture a Wes			☐
PO Box 664	21 East Market Street	PROJECT NOS:	SED #19090104-0001-015	
Margaretville, NY 12455	Rhinebeck, NY, 12572		SED #19090104-0002-015	
CONTRACT FOR:		CONTRACT DATE	3/20/2025	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	3,052,730.00
2. Net change by Change Orders	\$	(210,785.00)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,841,945.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,700,163.22
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	85,008.16
b. 5 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	85,008.16
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,615,155.06
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	961,848.13
8. CURRENT PAYMENT DUE	\$	653,306.93
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,226,789.94

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$210,785.00
Total approved this Month		
TOTALS	\$0.00	\$210,785.00
NET CHANGES by Change Order	(\$210,785.00)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hubbell Inc.

By: J. Rudd Hubbell, President Date: 8/28/2025
 State of New York County of Delaware
 Subscribed and sworn to before me this 28th day of August, 2025
 Notary Public: Laurissa Vanoni
 My Commission expires 04/23/2028

Laurissa Vanoni
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01VA6260079
 Qualified in Delaware County
 Commission Expires 04/23/2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 653,306.93

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: Anthony Barrale Date: 09/17/2025
Digitally signed by Anthony Barrale
 DN: c=US, E=barrale.anthony@weinc.com,
 O=Weston & Sampson, OU=Project Manager
 cn=Anthony Barrale

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3

APPLICATION DATE: 8/28/2025

PERIOD TO: 8/31/2025

ARCHITECT'S PROJECT NO: SED #19090104-0001-015

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	HS/MS Bonds & Insurances	\$27,976.00	\$27,976.00			\$27,976.00	100.00%	\$0.00	\$1,398.80
	HS/MS Submittals	\$5,025.00	\$4,020.00			\$4,020.00	80.00%	\$1,005.00	\$201.00
	HS/MS Supervision	\$40,200.00	\$20,150.00			\$30,150.00	75.00%	\$10,050.00	\$1,507.50
	HS/MS O&Ms/As-Built/Closeout	\$8,375.00				\$0.00		\$8,375.00	\$0.00
	HS/MS Temporary Facilities / Fencing	\$14,943.00	\$7,472.00	\$3,735.00		\$11,207.00	75.00%	\$3,736.00	\$560.35
	HS/MS Mobilization - Labor	\$12,691.00	\$6,346.00			\$6,346.00	50.00%	\$6,345.00	\$317.30
	HS/MS Site Survey - Labor	\$25,212.00	\$12,606.00			\$12,606.00	50.00%	\$12,606.00	\$630.30
	HS/MS Sediment & Erosion Control - Labor	\$12,151.00	\$9,113.00			\$9,113.00	75.00%	\$3,038.00	\$455.65
	HS/MS Sediment & Erosion Control - Material	\$9,262.00	\$6,947.00			\$6,947.00	75.01%	\$2,315.00	\$347.35
	HS/MS Demolition - Labor	\$28,497.00	\$28,497.00			\$28,497.00	100.00%	\$0.00	\$1,424.85
	HS/MS Clearing & Grubbing - Labor	\$99,753.00	\$99,753.00			\$99,753.00	100.00%	\$0.00	\$4,987.65
	HS/MS Building Earthwork - Labor	\$66,798.00	\$50,098.00	\$16,700.00		\$66,798.00	100.00%	\$0.00	\$3,339.90
	HS/MS Building Earthwork - Material	\$14,059.00	\$10,544.00	\$3,515.00		\$14,059.00	100.00%	\$0.00	\$702.95
	HS/MS Rough Grading - Labor	\$145,360.00	\$109,020.00	\$14,536.00		\$123,556.00	85.00%	\$21,804.00	\$6,177.80
	HS/MS Roadway & Misc. Subbase - Labor	\$79,217.00	\$71,294.00			\$71,294.00	90.00%	\$7,923.00	\$3,564.70
	HS/MS Roadway & Misc. Subbase - Material	\$105,014.00	\$94,512.00			\$94,512.00	90.00%	\$10,502.00	\$4,725.60
	HS/MS Asphalt Paving, Milling, Markings - Labor	\$98,089.00				\$0.00		\$98,089.00	\$0.00
	HS/MS Asphalt Paving, Milling, Markings - Material	\$190,409.00				\$0.00		\$190,409.00	\$0.00
	HS/MS Concrete Sidewalks And Curbs - Labor	\$41,821.00	\$41,821.00			\$41,821.00	100.00%	\$0.00	\$2,091.05
	HS/MS Concrete Sidewalks And Curbs - Material	\$21,544.00	\$21,544.00			\$21,544.00	100.00%	\$0.00	\$1,077.20
	HS/MS Tennis Court Surfacing - Labor	\$16,254.00				\$0.00		\$16,254.00	\$0.00
	HS/MS Tennis Court Surfacing - Material	\$24,381.00				\$0.00		\$24,381.00	\$0.00
	HS/MS Tennis Court Net - Labor	\$10,006.00				\$0.00		\$10,006.00	\$0.00
	HS/MS Tennis Court Net - Material	\$18,874.00				\$0.00		\$18,874.00	\$0.00
	HS/MS Chain-link Fencing - Labor	\$52,820.00				\$0.00		\$52,820.00	\$0.00
	HS/MS Chain-link Fencing - Material	\$79,229.00				\$0.00		\$79,229.00	\$0.00
	HS/MS Timber Rail - Labor	\$40,325.00				\$0.00		\$40,325.00	\$0.00
	HS/MS Timber Rail - Material	\$46,455.00				\$0.00		\$46,455.00	\$0.00

20% Stormwater
\$1675

12,000sf retention
area 15%:\$19,950

	HS/MS Modular Block Retaining Wall - Labor	\$58,779.00		\$29,389.50		\$29,389.50	50.00%	\$29,389.50	\$1,469.48
	HS/MS Modular Block Retaining Wall - Material	\$197,692.00		\$197,692.00		\$197,692.00	100.00%	\$0.00	\$9,884.60
	HS/MS Infiltration Basin - Labor	\$30,423.00		\$9,127.00		\$9,127.00	30.00%	\$21,296.00	\$456.35
	HS/MS Infiltration Basin - Material	\$54,438.00				\$0.00		\$54,438.00	\$0.00
	HS/MS Topsoil, Seed & Mulch - Labor	\$25,216.00				\$0.00		\$25,216.00	\$0.00
	HS/MS Topsoil, Seed & Mulch - Material	\$25,709.00				\$0.00		\$25,709.00	\$0.00
	HS/MS Plants - Labor	\$15,472.00				\$0.00		\$15,472.00	\$0.00
	HS/MS Plants - Material	\$28,672.00				\$0.00		\$28,672.00	\$0.00
	HS/MS Storm Sewer System - Labor	\$108,657.00	\$54,328.00	\$27,164.00		\$81,492.00	75.00%	\$27,165.00	\$4,074.60
	HS/MS Storm Sewer System - Material	\$141,555.00	\$70,777.00	\$35,388.00		\$106,165.00	75.00%	\$35,390.00	\$5,308.25
	HS/MS Electrical Trenching - Labor	\$12,601.00		\$12,601.00		\$12,601.00	100.00%	\$0.00	\$630.05
	HS/MS Electrical Trenching - Material	\$3,122.00		\$3,122.00		\$3,122.00	100.00%	\$0.00	\$156.10
	HS/MS ATS & Generator Pad and Bollards - Labor	\$9,503.00		\$2,375.00		\$2,375.00	24.99%	\$7,128.00	\$118.75
	HS/MS ATS & Generator Pad and Bollards - Material	\$5,835.00		\$1,458.00		\$1,458.00	24.99%	\$4,377.00	\$72.90
	HS/MS Water Line Extension - Labor	\$11,020.00		\$11,020.00		\$11,020.00	100.00%	\$0.00	\$551.00
	HS/MS Water Line Extension - Material	\$12,854.00		\$12,854.00		\$12,854.00	100.00%	\$0.00	\$642.70
	HS/MS Site Restoration - Labor	\$10,026.00				\$0.00		\$10,026.00	\$0.00
	HS/MS Site Restoration - Material	\$2,625.00				\$0.00		\$2,625.00	\$0.00
	HS/MS Punchlist - Labor	\$6,000.00				\$0.00		\$6,000.00	\$0.00
	Allowance No. 1	\$100,000.00	\$6,546.72			\$6,546.72	6.55%	\$93,453.28	\$327.34
	Allowance No. 6	\$4,250.00				\$0.00		\$4,250.00	\$0.00
						\$0.00		(\$8,000.00)	\$0.00
CO-02	Chainlink Fence Credit (half for HS/MS)	(\$8,000.00)				\$0.00			
CO-02	Additional Tree Clearing	\$8,286.00		\$8,286.00		\$8,286.00	100.00%	\$0.00	\$414.30
						\$0.00		\$0.00	\$0.00
	GRAND TOTALS	\$2,199,475.00	\$753,314.72	\$399,012.50	\$0.00	\$1,152,327.22		\$1,047,147.78	\$57,616.36

RESOLUTION NO. 5933

BOARD REVIEW OF
CWC MOA 145 PROGRAM APPLICATION FOR
53470 STATE HIGHWAY 30 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, 53470 State Highway 30 LLC has applied to the CWC MOA 145 Program for one half of 100% reimbursement of eligible design costs for stormwater controls for a restaurant and hotel in the amount of Ten Thousand Five Dollars (\$10,005.00); and

WHEREAS, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

WHEREAS, CWC staff recommended reimbursement from the MOA 145 Program of eligible stormwater costs for an amount not-to-exceed Ten Thousand Five Dollars (\$10,005.00); and

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

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the MOA 145 Program in the total not-to-exceed amount of Ten Thousand Five Dollars (\$10,005.00) for design costs of stormwater controls for a restaurant and hotel.

53470 State Highway 30 LLC (Dixon Roxbury Hotel)**Program:** FSW/MOA 145**Address:** 53568 State Highway 30, Roxbury, NY 12474**Engineer:** Headwaters Engineering**Tax Parcel ID:** 157.3-3-26**Project Description:**

On October 14, 2025 the 53470 State Highway 30 LLC project submitted an application for estimated SWPPP design costs for a project in Roxbury, NY. The project is located within 100' of a watercourse, with an anticipated disturbance under 1 acre, therefore a NYC DEP review and approval of Stormwater Pollution Prevention Plan (SWPPP) is required. Coverage under the NYS DEC General Permit was not required

The proposed project will consist of renovations to the existing inn and new restaurant. The proposed stormwater controls include erosion and sediment controls, grass swales, bioretention basins and rain gardens.

Estimated design costs with a CWC added 15% contingency totaled Twenty Thousand Ten Dollars (\$20,010.00). The applicant has elected for 100% reimbursement of all DEP stormwater costs, the applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Ten Thousand Five Dollars (\$10,005.00) from each program.

COST BREAKOUT	
Design:	\$17,400.00
Construction:	\$0
Total:	\$17,400.00
15% Contingency:	\$2,610.00
TOTAL:	\$20,010.00
100% Election	\$20,010.00
PROGRAM ALLOCATION	
FSW Funding	\$10,005.00
MOA-145 Funding	\$10,005.00

CWC staff recommends reimbursement of up to Ten Thousand Five Dollars (\$10,005.00) to 53470 State Highway 30 LLC from both the Future Stormwater Program and from the MOA-145 Program for the estimated design costs of implementing a SWPPP required solely by the NYC Watershed Regulations.

Recommended Future Stormwater Funding Request not to exceed \$15,659.63**Recommended MOA-145 Funding Request not to exceed \$15,659.63**



CATSKILL WATERSHED CORPORATION

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

FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION

APPLICANT INFORMATION			
APPLICANT NAME: 53470 State Highway 30, LLC		TITLE: Owner	
APPLICANT MAILING ADDRESS: 53568 State Highway 30, Roxbury, NY 12474			
PROJECT ADDRESS: 53568 State Highway 30, Roxbury, NY 12474			
TELEPHONE NUMBER:		APPLICANT EMAIL ADDRESS: info@dixonroxbury.com	
AUTHORIZED REPRESENTATIVE NAME: Andrew Williams		AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: info@dixonroxbury.com	
PROJECT CONSULTANT INFORMATION			
ENGINEER: Headwaters Engineering, PLLC - Ben Dates, PE		EMAIL ADDRESS: bdates01@gmail.com	
CONTRACTOR:		EMAIL ADDRESS: + 15% Contingency: \$2,610 TOTAL:\$20,010	
OTHER:		EMAIL ADDRESS:	
PROJECT INFORMATION			
PROJECT TYPE: ☐ SINGLE-FAMILY ☐ MULTI-FAMILY ☒ SMALL BUSINESS* ☐ IRSP ☐ LOW INCOME HOUSING ☐ OTHER:			
* A small business is defined in the MOA as, residents in NYS, independently owned, operated, and employs one hundred (100) or less individuals. See section 5:00:03 of the Program Rules			
PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS: Proposed partial demolition of existing structure / Renovation of existing structure / New parking area for restaurant/hotel			
DESIGN COSTS: ☐ ESTIMATED ☒ ACTUAL \$ 17,400		CONSTRUCTION COSTS: ☐ ESTIMATED ☐ ACTUAL \$	
TOTAL FUNDING REQUESTED: \$ 17,400			
OTHER FUNDING APPLIED / RECEIVED FOR THE PROJECT (List and Describe) \$			
ELECTION FOR REIMBURSEMENT: ☐ 50% of ALL Stormwater costs ☒ Itemized DEP ONLY costs		METHOD OF PAYMENT: ☐ VOUCHER ☐ REIMBURSEMENT	
NYCDEP Stormwater Pollution Prevention Plan (SWPPP) Approval Date: TBD Permit #: DEP Representative:		NYCDEP Individual Residential Stormwater Permit (IRSP) Approval Date: Permit #: DEP Representative:	
IS THE PROJECTS STORMWATER PLAN REQUIRED BY STATE AND/OR FEDERAL GOVERNMENT? ☐ YES ☒ NO (if yes please provide the below permit information)			
NYSDEC SPDES General Permit for Stormwater Discharges ☐ YES ☐ NO		Approval Date:	Permit #:
		DEC Representative	
LIST OF ENCLOSED ATTACHMENTS (check all that apply)			
From NYC DEP: ☐ Notice of Violation (NOV) ☐ SWPPP Approval ☐ Construction Approval (CA) ☐ Notice of Violation Closure	From ENGINEER: ☐ Full SWPPP ☐ As-Built Drawings ☐ Operation & Maintenance Plan	From NYS DEC: ☐ Notice of Intent (NOI) ☐ Notice of Incomplete Application (NOICA)	Other: ☒ Design/Construction Invoices ☐ Proof of Payments ☐ W-9 ☒ Messages with DEP, Engineer, DEC, etc.
CERTIFICATION			
I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.			
PRINT CLAIMANT NAME Andrew Williams		CLAIMANT SIGNATURE <u>Andrew Williams</u> Andrew Williams (Oct 14, 2025 12:07:35 EDT)	DATE Oct 14, 2025

53568 State Hwy 30 - On-site pre-application mtg request

Hendricks, Nathaniel <NHendricks@dep.nyc.gov>

Tue, Jun 24, 2025 at 1:52 PM

To: Beth Eckels <beckels@beararchitects.com>, Racheal Burger <rburger@cwconline.org>

Cc: "bdates01@gmail.com" <bdates01@gmail.com>, "Andrew @ Watershed Roxbury" <andrew@watershedroxbury.com>, Andrew Ruggles <aruggles@beararchitects.com>

Good afternoon - thank you for meeting onsite this morning to review and discuss the project.

As noted, DEP will require review and approval of a Stormwater Pollution Prevention Plan (SWPPP) for the proposed activity that is within 100-feet of a watercourse. Please find attached the DEP Applicant's Guide to SWPPPs and application form.

Feel free to contact me with any questions.

[Quoted text hidden]

2 attachments**Applicant's Guide to SWPPPs (Jan 2022).pdf**

490K

**SWPPP application 1_1_2020.docx.pdf**

152K



June 12, 2025

Mr. Kevin DePodwin, Chairman
Town of Roxbury Planning Board
56 Hillcrest Drive
Roxbury, New York 12474

Re: **Notice of Intent to be Lead Agency**
Dixon Roxbury
53568 State Hwy 30
Town of Roxbury; Delaware County
Tax Map #: 157.3-3-26
DEP Log #: 2025-PE-0300-SQ.1

Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner

465 Columbus Avenue
Valhalla, NY 10595

Tel. (845) 340-7800
Fax (845) 334-7175
prush@dep.nyc.gov

Dear Mr. DePodwin and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Roxbury Planning Board's (Board) Notice of Intent to act as Lead Agency and short Environmental Assessment Form (EAF) for the above-referenced project. DEP does not object to the Board acting as Lead Agency for the Coordinated Review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

The project site is located in the Pepacton Reservoir drainage basin of the New York City Water Supply, and the proposed action involves the renovation of an existing inn, the construction of a new restaurant and removal and replacement of derelict structures as well as a new parking area. The buildings are to be served by municipal sewer.

DEP's status as an involved agency stems from its review and approval authority for a Stormwater Pollution Prevention Plan (SWPPP) pursuant to Section 18-39 (a)(8) of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations).

Based upon review of the circulated documents, DEP respectfully submits the following comments for the Board's consideration:

1. A watercourse traverses the subject parcel. As it appears that new impervious surfaces are proposed within 100 feet of the watercourse, DEP review and approval for a SWPPP may be required. It is recommended that the applicant's representative contact Nate Hendricks at NHendricks@dep.nyc.gov to schedule an on-site pre-application meeting to discuss regulatory and permit requirements.
2. The site drawings should depict the watercourse and the associated 100-foot limiting distance.
3. Watershed Regulations Section 18-37(c)(2)(i): The owner of a structure other than an individual residence that will be served by a new sewer connection, or

by an alteration or modification of a sewer connection, to a sewer system that is subject to a qualifying municipal sewer use law shall:

(ii) notify the Department 48 hours prior to the installation of such sewer connection or of such alteration or modification, and provide an opportunity to the Department to observe the work

Thank you for the opportunity to provide comments. You may reach the undersigned at CGarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,

Cynthia Garcia

Cynthia Garcia, Supervisor
SEQRA Coordination Section

c: A. Stewart, NYSDEC Region 4

Invoice

Catskill Region Surveying Services, P.C.

46 Fancher Lane
South Kortright, NY 13842

Date

10/7/2025

Bill To

53470 State Hwy 30 LLC,
c/o Andrew Williams
53568 State Hwy 30
Roxbury, NY 12474

Project:

Boundary and Topo

P.O. No.

Bill Date

10/7/2025

Description

Amount

Boundary and topographic Survey

6,200.00

Total \$6,200.00

Payments/Credits \$0.00

Balance Due \$6,200.00



HEADWATERS ENGINEERING, PLLC.
1025 HOBART HILL ROAD
SOUTH KORTRIGHT, NY 13842

July 2nd, 2025

Andrew Williams – Owner
Peter Ginger – Owner
Dixon Roxbury
email: info@dixonroxbury.com

Re: Proposal for Dixon Roxbury SWPPP – Engineering Services

Mr. Williams and Mr. Ginger:

I (Engineer) am pleased to provide you (Owner) with this proposal for engineering services related to the Dixon Roxbury project in the Hamlet of Roxbury, Delaware County, New York.

The proposed Dixon Roxbury project, located at 53470 State Highway 30 in the Hamlet of Roxbury, will consist of renovations to the existing inn, a new restaurant, and demolition of an existing garage. The project will also include assumed upgrades to the asphalt driveway and parking areas, new landscaping and hardscaping, as well as any stormwater infrastructure required by the New York City Department of Environmental Protection (DEP).

As the project is within 100-ft of an adjacent watercourse and located within the New York City drinking water supply watershed, it will be subject to regulatory oversight by DEP. Per previous discussions with DEP, an approved Stormwater Pollution Prevention Plan (SWPPP) will be required before any demolition and earth disturbance can commence. The SWPPP will include a grading plan and post-construction stormwater management measures designed to capture and treat stormwater runoff generated from the existing / proposed impervious surfaces on the project parcel.

This proposal describes the services and fees associated with the design, permitting, and inspection for the SWPPP.

I. DATA COLLECTION

- a. Conduct soils tests (2) in the vicinity of the proposed post-construction stormwater management features required for the building renovation / site development project. Soils tests to consist of deep test pits and hand-dug percolation tests adjacent to the test pits, in order to determine subsurface soil conditions and infiltration capability for stormwater management. Tests to be witnessed by DEP.
- b. Survey – to be prepared by others.
 - i. Recommend that survey consist of: on-site topographic data (elevation data, existing driveway, buildings, etc.), utility locations / connections both aboveground and underground, and the property boundary lines.

II. DESIGN

- a. Prepare SWPPP and obtain design approval from DEP.
 - i. Required SWPPP components include, but are not limited to: EAF, pre-construction vs post-construction drainage plans, grading plan, erosion and sediment control plan, and post-construction stormwater management (PCSM) plan.
 - ii. Anticipated PCSM measures include: grass swales, bioretention basins and/or rain gardens.
 - iii. SWPPP preparation will include coordinating building footprints, parking, driveways, hardscape design, potential building downspouts, roof leaders, and underground storm drainage as needed with Owner's Architect.

III. CONSTRUCTION INSPECTION

- a. Coordinate with site contractor on the planning and implementation of the post-construction stormwater management measures.
- b. Perform construction inspection during the implementation of SWPPP-approved post-construction stormwater management measures. Assume six (6) construction inspections.

IV. ASSUMPTIONS

- a. The Catskill Watershed Corporation's (CWC) *Future Stormwater* program will be funding all SWPPP costs.
- b. The only regulatory agency requiring a SWPPP is DEP.
- c. Grading plan for the project to be included within the SWPPP.
- d. On-site survey to be completed by others; survey is necessary for SWPPP and shall be included as part of this work.
- e. Site plan to be prepared by others.
- a. Excavation of the soils tests for the SWPPP design to be completed by a contractor of the Owner's choosing. Fee for contractor not included in Engineer's project fees.
- b. Additional environmental permitting for impacts to adjacent wetlands / watercourses will not be required, nor will a floodplain development permit be required.
- c. The alignment of the existing stream will not be altered. Any work related to the stream and culvert will be considered separate from this SWPPP design proposal.
- d. DEP will not require New York State Historic Preservation Office (SHPO) concurrence and/or approval as part of the proposed SWPPP.
- e. Any tree clearing during construction will not be limited by Northern Long-Eared Bat habitat. DEC guidance for tree clearing timeframes in Delaware County appears to be voluntary.
- f. Sewer lateral size / location, as well as water service size / location, will not be altered and no design / permitting related to these utilities will be needed. This also assumes that NYC DEP and the Town of Roxbury view the potential change in wastewater design flow as acceptable, and that the municipal sewer system can accommodate all wastewater generated from the renovated inn and new restaurant. Required upgrades will be considered separate from this SWPPP design proposal.
- g. Town of Roxbury will not require a zoning change for the proposed use of the project parcel.
- h. Contractor will be responsible for weekly inspections associated with typical erosion and sediment control measures. Engineer is only responsible for inspection of post-construction stormwater management items required as part of the SWPPP (assume six (6) inspections).

V. **PROJECT DELIVERABLES**

- a. Project parcel survey.
- b. DEP-approved SWPPP; digital and hard copies of the SWPPP report and drawings to be provided to Owner.

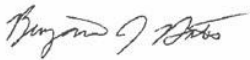
VI. **PROFESSIONAL FEES**

- a. Survey: TBD.
- b. SWPPP Design: Lump sum fee of **\$8,500.00**. Includes design fee and all anticipated miscellaneous expenses (printing, postage, mileage, etc.). CWC will be responsible for paying this total, pending approval of *Future Stormwater* funding application and project engineering costs.
- c. SWPPP Inspection: To be billed on a time and materials basis, at **\$450** per inspection. Assumes six (6) inspections for not-to-exceed total of **\$2,700**. Includes inspection fee and all anticipated miscellaneous expenses (printing, postage, mileage, etc.). CWC will be responsible for paying all of this total, pending approval of *Future Stormwater* funding application and project engineering costs.

I am able to commence work on your project upon receiving your authorization. If you approve of this proposal, please sign below under *Authorization to Proceed*.

Please do not hesitate to contact me by cell phone at 315.480.8330, or via email at bdates01@gmail.com. I greatly appreciate the opportunity to work with you.

Sincerely,



Benjamin J. Dates, P.E.
HEADWATERS ENGINEERING, PLLC

AUTHORIZATION TO PROCEED

I hereby authorize Headwaters Engineering, PLLC to proceed with the engineering services described herein.

Andrew Williams – Owner

Date

Peter Ginger – Owner

Date

RESOLUTION NO. 5934

**BOARD REVIEW OF
CWC MOA 145 PROGRAM APPLICATION FOR
HUDSON FOREST GARDENS 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, Hudson Forest Gardens LLC, has applied to the CWC MOA 145 Program for one-half of 50% reimbursement of eligible construction costs for stormwater controls for a new subdivision in the amount of One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,42.49); and

WHEREAS, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

WHEREAS, CWC staff recommended reimbursement from the MOA 145 Program of eligible stormwater costs for an amount not-to-exceed One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49); and

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

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the MOA 145 Program in the total not-to-exceed amount of One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) for construction costs of stormwater controls for a new subdivision.

Hudson Forest Gardens LLC (Demian Repucci)**Program:** FSW/MOA 145**Address:** Clum Hill Road, Elka Park Hamlet, Town of Hunter, Greene County**Engineer:** Kaaterskill Associates**Contractor:** Holbrook Construction Services**Project Log #:** 2018-SC-061 8-SP.1**Project Description:**

On July 21, 2022, DEP approved a Stormwater Pollution Prevention Plan (SWPPP) for Hudson Forest Gardens LLC, located in Elka Park, NY. The project required a full SWPPP to meet the NYC DEP Watershed Regulations. In addition, a full SWPPP was required for coverage under the NYS DEC General Permit. On December 7, 2021 the CWC Board previously approved design resolutions #4264 & #4267 for a total of Nine Thousand Three Hundred Seventy Dollars and Seventy-One Cents (\$9,370.71).

The project consisted of two lots of 44 acres subdivided into 8 single family residences between five to eight acres each. The construction of the roadway required stormwater controls which included erosion and sediment controls, numerous culverts & large bioretention basins.

Hudson Forest Gardens LLC submitted an application on October 03, 2025. Engineering construction and construction costs with a CWC added 15% contingency totaled Four Hundred One Thousand Six Hundred Eighty-Nine Dollars and Ninety-Seven Cents (\$401,689.97). The applicant has elected for 50% reimbursement of all DEP & DEC stormwater costs, the applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) from each program.

COST BREAKOUT	
Engineering Construction:	\$18,392.01
Construction:	\$330,903.62
Total:	\$349,295.63
15% Contingency:	\$52,394.34
TOTAL:	\$401,689.97
50% Election	\$200,844.99
PROGRAM ALLOCATION	
FSW Funding	\$100,422.49
MOA-145 Funding	\$100,422.49

CWC staff recommends reimbursement of up to One Hundred Thousand Four Hundred Twenty-Two Dollars and Forty-Nine Cents (\$100,422.49) to Hudson Forest Gardens LLC from both the Future Stormwater Program and from the MOA-145 Program for construction phase costs of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed \$100,422.49**Recommended MOA-145 Funding Request not to exceed \$100,422.49**



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

APPLICANT INFORMATION			
APPLICANT NAME: Hudson Forest Gardens LLC		TITLE: Attn:Demian Repucci	
APPLICANT MAILING ADDRESS: 285 Riverside Drive #2F New York, NY			
PROJECT ADDRESS: Clum Hill Road Elka Park, NY			
TELEPHONE NUMBER: 212-736-3323		APPLICANT EMAIL ADDRESS: demian@demianrepucci.com	
AUTHORIZED REPRESENTATIVE NAME: Ciera Hommel		AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: 518-622-9667 x209	
PROJECT CONSULTANT INFORMATION			
ENGINEER: Scott Ouimet		EMAIL ADDRESS: s.ouimet@keaeng.com	
CONTRACTOR: Holbrook Construction Services		EMAIL ADDRESS: holbrooksservices@yahoo.com	
OTHER:		EMAIL ADDRESS:	
PROJECT INFORMATION			
PROJECT TYPE: ☐ SINGLE-FAMILY ☐ MULTI-FAMILY ☐ SMALL BUSINESS* ☐ IRSP ☐ LOW INCOME HOUSING ☒ OTHER:			
* A small business is defined in the MOA as, residents in NYS, independently owned, operated, and employs one hundred (100) or less			
PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS: 8 lot residential subdivision			
100% Costs w/15% Contingency: \$401,689.97 50% TOTAL: \$200,844.99			
DESIGN COSTS: ☐ ESTIMATED ☒ ACTUAL \$ 9,196.01		CONSTRUCTION COSTS: ☐ ESTIMATED ☒ ACTUAL \$ 107,500	
TOTAL FUNDING REQUESTED: \$ 116,696.01			
OTHER FUNDING APPLIED / RECEIVED FOR THE PROJECT (List and Describe) \$ None			
ELECTION FOR REIMBURSEMENT: ☒ 50% of ALL Stormwater costs ☐ Itemized DEP ONLY costs		METHOD OF PAYMENT: ☐ VOUCHER ☒ REIMBURSEMENT	
NYCDEP Stormwater Pollution Prevention Plan (SWPPP) Approval Date: 9/21/2021 Permit #: 2018-SC-0618-SP.1 DEP Representative: Christopher Costello		NYCDEP Individual Residential Stormwater Permit (IRSP) Approval Date: Permit #: DEP Representative:	
IS THE PROJECTS STORMWATER PLAN REQUIRED BY STATE AND/OR FEDERAL GOVERNMENT? ☒ YES ☐ NO (if yes please provide the below permit information)			
NYSDEC SPDES General Permit for Stormwater Discharges ☒ YES ☐ NO		Approval Date: 9/3/2021	Permit #: GP-0-20-001
		DEC Representative: David Gasper	
LIST OF ENCLOSED ATTACHMENTS (check all that apply)			
From NYC DEP: ☐ Notice of Violation (NOV) ☒ SWPPP Approval ☐ Construction Approval (CA) ☐ Notice of Violation Closure	From ENGINEER: ☒ Full SWPPP ☐ As-Built Drawings ☒ Operation & Maintenance Plan	From NYS DEC: ☒ Notice of Intent (NOI) ☐ Notice of Incomplete Application (NOICA)	Other: ☒ Design/Construction Invoices ☒ Proof of Payments ☒ W-9 ☐ Messages with DEP, Engineer, DEC, etc.
CERTIFICATION			
I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.			
PRINT CLAIMANT NAME Demian Repucci		CLAIMANT SIGNATURE 	DATE 10/3/2025



STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

September 21, 2021

Demian Repucci
285 Riverside Drive #2F
New York, NY 10025

Vincent Sapienza, P.E.
Commissioner

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

71 Smith Avenue
Kingston, New York 12401

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

Re: Application to engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SWPPP)
Project Log # 2018-SC-0618-SP.1
Clum Hill Rd; Town of Hunter; Greene County
S/B/L(s): 182.00-3-5, 182.00-3-6; Schoharie Reservoir Basin

Dear Mr. Repucci:

This letter is to inform you that your application to engage in the above-referenced regulated activity pursuant to the "*Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources*" (Watershed Regulations) was approved on September 21, 2021. This approval is issued and based upon the rules and regulations contained in Article 11 of the New York State Public Health Law; the New York State Department of Environmental Conservation (NYSDEC) General Permit No. GP-0-15-002 and the Watershed Regulations (as amended on November 29, 2019), Section 18-39.

Project Description

The project consists of constructing 8 single family residences, Subsurface Sewage Treatment Systems (SSTS), driveways, site regrading and stormwater controls.

This approval permits the activity as described below and in the SWPPP report entitled "The Paths at Hunter Forest", prepared by Kaaterskill Associates for Demian Repucci, Clum Hill Road, Town of Hunter, Greene County, New York dated June 4, 2021 and last revised September 13, 2021. This Approval pertains to the installation of stormwater quantity and quality control practices and sediment/erosion control measures as referenced in that SWPPP report and shown on the approved plan sheet, which are specifically described as follows:

Table A.
Consultant: Kaaterskill Associates

Title	Date	Latest Revision
ENG-1 Title Sheet	6/4/2021	9/13/2021
ENG-2 Existing Conditions	6/4/2021	9/13/2021
ENG-3 Proposed Development Plan	6/4/2021	9/13/2021
ENG-4 Road and Plan Profile	6/4/2021	9/13/2021
ENG-5 Sewer and Water Plan	6/4/2021	9/13/2021
ENG-6 SSTs Notes and Details	6/4/2021	9/13/2021
ENG-7 SSTs Details	6/4/2021	9/13/2021
ENG-8 Stormwater Plan	6/4/2021	9/13/2021
ENG-9 Stormwater Details	6/4/2021	9/13/2021
ENG-10 Site Details	6/4/2021	9/13/2021
ENG-11 Existing Drainage Areas	6/4/2021	9/13/2021
ENG-12 Proposed Drainage Areas	6/4/2021	9/13/2021
ENG-13 Erosion and Sediment Control Plan	6/4/2021	9/13/2021
ENG-14 Erosion and Sediment Control Plan	6/4/2021	9/13/2021
ENG-15 Wetland Impacts	6/4/2021	9/13/2021

Conditions of Approval:

This approval is granted with the following conditions:

1. The applicant must schedule and conduct a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the engineer, the contractor, and DEP staff.
2. The applicant shall have a qualified professional (licensed professional engineer or a certified professional in erosion and sediment control) conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by the qualified professional at least every 7 calendar days. An inspection report should be kept in a site logbook and shall be maintained on-site and be made available to the permitting authority upon request.
3. The applicant is required to submit as-built drawings for all stormwater management and water quality facilities. Within thirty (30) days of the completion of the stormwater management facility, a copy of the "as built plans" must be submitted to the DEP. When a SWPPP requires the services of a design engineer, the "as built plans" must also be certified.

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

12. The SWPPP must be kept current. The SWPPP shall be amended if there is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants, and which has not otherwise been addressed in the SWPPP; or the SWPPP proves to be ineffective in either eliminating or significantly minimizing pollutants from sources identified in the SWPPP, or achieving the general objectives of controlling pollutants in stormwater discharges from the construction activity.
13. The DEP reserves the right to modify, suspend or revoke this approval when:
 - a. the scope of the approved activity is exceeded or a violation of any condition of the approval or provisions of pertinent regulations is found;
 - b. the approval was obtained by misrepresentation or failure to disclose relevant facts;
 - c. new material information is discovered; or
 - d. environmental conditions, relevant technology, or applicable law or regulation have materially changed since the approval was issued.
14. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as "all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.."
15. This approval shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of an approval must be submitted to the DEP no less than 180 days prior to the expiration. Following expiration of the approval, the SWPPP may be resubmitted to the DEP for consideration of a new approval.
16. When installed the stormwater system must be operated and maintained in accordance with the approved plans, the approved maintenance schedule, the Watershed Regulations and all other applicable regulations and/or standards. Whenever sediment is removed from any part of the system it shall be done in such a manner as to cause no nuisance, and the material shall be disposed of in accordance with applicable regulations.
17. This approval and all conditions of the approval are binding on the owner of the property where the Stormwater Pollution Prevention practices are to be located. Any references to the "applicant" in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.

18. If the applicant sells or otherwise transfers title to this facility, the applicant shall require the new owner to comply with the Stormwater Pollution Prevention Plan approved by the DEP on September 21, 2021 including, but not limited to, all provisions relating to erosion and sediment control during construction and to maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the new owner with a copy of the SWPPP, and shall cause the following real covenants and restrictions to be recorded with the deed for this wastewater treatment facility with the following provisions:

- (A) The new owner hereby acknowledges, covenants, warrants, and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.
- (B) The new owner's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on the new owner's heirs, successors, and assigns.
- (C) The new owner hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the property/facility, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion controls and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the approved SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.
- (D) Prior to conveying title to the property/facility, the applicant shall submit to DEP a proposed deed containing the aforementioned real covenants and restrictions.

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

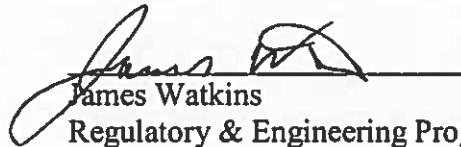
If you have any questions regarding this approval, please contact James Watkins at (845)-340-7226.

Determination of Approval:



Christopher Costello, PE
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

Recommended for Approval:



James Watkins
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

c: Scott Ouimet, PE – Kaaterskill Associates
Jason Merwin – CWC
Bob Cologero – (T) Hunter Code Enforcement Officer

KA Invoice Date	KA Invoice Number	KA Invoice Amount	Reimbursement Amount (50%)
9/30/2021	255220.02R-13	\$533.40	\$266.70
10/31/2021	255220.02R-14	\$765.22	\$382.61
11/30/2021	255220.02R-15	\$389.85	\$194.93
12/31/2021	255220.02R-16	\$464.85	\$232.43
1/31/2022	255220.02R-17	\$348.45	\$174.23
2/28/2022	255220.02R-18	\$491.15	\$245.58
3/31/2022	255220.02R-19	\$764.42	\$382.21
4/30/2022	255220.02R-20	\$420.03	\$210.02
5/31/2022	255220.02R-21	\$342.72	\$171.36
6/30/2022	255220.02R-22	\$435.74	\$217.87
7/31/2022	255220.02R-23	\$343.76	\$171.88
8/31/2022	255220.02R-24	\$293.76	\$146.88
9/30/2022	255220.02R-25	\$90.98	\$45.49
10/31/2022	255220.02R-26	\$66.25	\$33.13
11/30/2022	255220.02R-27	\$70.00	\$35.00
12/31/2022	255220.02R-28	\$67.50	\$33.75
1/31/2023	255220.02R-29	\$344.14	\$172.07
2/28/2023	255220.02R-30	\$588.65	\$294.33
3/31/2023	255220.02R-31	\$1,350.72	\$675.36
4/30/2023	255220.02R-32	\$127.50	\$63.75
5/31/2023	255220.02R-33	\$815.69	\$407.85
6/30/2023	255220.02R-34	\$420.04	\$210.02
7/31/2023	255220.02R-35	\$335.87	\$167.94
8/31/2025	255220.02R-36	\$317.77	\$158.89
9/30/2023	255220.02R-37	\$277.41	\$138.71
10/31/2023	255220.02R-38	\$307.71	\$153.86
11/30/2023	255220.02R-39	\$533.45	\$266.73
12/31/2023	255220.02R-40	\$428.72	\$214.36
1/31/2024	255220.02R-41	\$311.02	\$155.51
2/29/2024	255220.02R-42	\$335.81	\$167.91
3/31/2024	255220.02R-43	\$378.49	\$189.25
4/30/2024	255220.02R-44	\$349.01	\$174.51
5/31/2024	255220.02R-45	\$515.97	\$257.99
6/30/2024	255220.02R-46	\$483.80	\$241.90
7/31/2024	255220.02R-47	\$352.36	\$176.18
8/31/2024	255220.02R-48	\$240.20	\$120.10
9/30/2024	255220.02R-49	\$308.81	\$154.41
10/31/2024	255220.02R-50	\$239.53	\$119.77
11/30/2024	255220.02R-51	\$142.78	\$71.39
12/31/2024	255220.02R-52	\$96.08	\$48.04
2/28/2025	255220.02R-53	\$48.40	\$24.20
4/30/2025	255220.02R-54	\$605.80	\$302.90
5/31/2025	255220.02R-55	\$494.60	\$247.30
6/30/2025	255220.02R-56	\$262.20	\$131.10
7/31/2025	255220.02R-57	\$441.40	\$220.70
8/31/2025	255220.02R-58	\$388.00	\$194.00
9/31/2025	255220.02R-59	\$662.00	\$331.00

Payment Date	Payment Method	KA Invoice Number	Payment Amount
10/15/2021	check # 0155	255220.02R-13	\$533.40
11/19/2021	check # 0157	255220.02R-14	\$765.22
12/15/2021	check # 0159	255220.02R-15	\$389.85
1/15/2022	check # 0162	255220.02R-16	\$464.85
2/14/2022	check # 0163	255220.02R-17	\$348.45
4/3/2022	use retainer from check # 6262	255220.02R-18	\$491.15
3/31/2022	use retainer from check # 6262	255220.02R-19	\$764.42
4/30/2022	use retainer from check # 6262	255220.02R-20	\$420.03
5/31/2022	use retainer from check # 6262	255220.02R-21	\$342.72
6/30/2022	use retainer from check # 6262	255220.02R-22	\$435.74
7/31/2022	use retainer from check # 6262	255220.02R-23	\$343.76
8/31/2022	use retainer from check # 6262	255220.02R-24	\$293.76
9/30/2022	use retainer from check # 6262	255220.02R-25	\$90.98
10/31/2022	use retainer from check # 6262	255220.02R-26	\$66.25
11/30/2022	use retainer from check # 6262	255220.02R-27	\$70.00
12/31/2022	use retainer from check # 6262	255220.02R-28	\$67.50
1/31/2023	use retainer from check # 6262	255220.02R-29	\$344.14
2/28/2023	use retainer from check # 6262	255220.02R-30	\$588.65
5/2/2023	check # 0173	255220.02R-31	\$1,350.72
4/30/2023	use retainer from check # 6262	255220.02R-32	\$127.50
5/31/2023	use retainer from check # 6262	255220.02R-33	\$815.69
6/30/2023	use retainer from check # 6262	255220.02R-34	\$420.04
8/28/2023	check # 0101	255220.02R-35	\$335.87
11/20/2023	check # 0174	255220.02R-36 - 38	\$902.89
2/24/2024	check # 0175	255220.02R-39 - 41	\$1,273.19
5/19/2024	check # 0176	255220.02R-42 - 44	\$1,063.31
7/20/2024	check # 0178	255220.02R-45 - 46	\$999.77
9/23/2024	check # 0179	255220.02R-47 - 48	\$592.56
12/9/2024	check # 533	255220.02R-49 - 51	\$691.12
2/4/2025	check # 6256	255220.02R-52	\$96.08
3/11/2025	check # 0102	255220.02R-53	\$48.40
6/3/2025	check # 6258	255220.02R-54 - 55	\$1,100.40
8/6/2025	check # 1936	255220.02R-56 - 57	\$703.60
9/30/2025	use retainer from check # 6262	255220.02R-59	\$662.00
10/7/2025	use retainer from check # 6262	255220.02R-58	\$388.00
			\$18,392.01

\$18,392.01	\$9,196.01
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Holbrooks Invoice Date	Holbrooks Invoice Number	Holbrooks Invoice Amount	Reimbursement Amount (50%)
4/22/2022	1457	\$330,903.62	
	1457 Paid Amount	\$225,000.00	\$112,500.00

Payment Date	Payment Method	Holbrooks Invoice Number	Payment Amount
10/15/2024	check # 0154	1457	\$10,000.00
12/3/2021	check # 0158	1457	\$10,000.00
12/20/2021	check # 0160	1457	\$10,000.00
3/11/2022	check # 0165	1457	\$10,000.00
5/15/2022	check # 0166	1457	\$30,000.00
12/1/2022	check # 0169	1457	\$20,000.00
2/23/2023	check # 0170	1457	\$40,000.00
8/21/2023	check # 0100	1457	\$20,000.00
5/20/2024	check # 0177	1457	\$40,000.00
10/1/2024	check # 530	1457	\$20,000.00
9/4/2025	check # 0103	1457	\$5,000.00
			\$215,000.00

HOLBROOK

INVOICE

Holbrooks Services
20 Fox Tail Dr
Round Top, NY 12473 US
+9294156
holbrookservices@yahoo.com

INVOICE

BILL TO

Demian Repucci
Clum Hill Rd
Tannersville, Ny

INVOICE # 1457

DATE 09/22/2025

DUE DATE 10/22/2025

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/22/2022	Excavation	Road Stormwater: DEP/storm water work for new road Excavator 1 12"dia Culvert pipe: Qt. 12/Rate \$300/Total \$3,600 18"dia Culvert pipe - wetland crossing Culvert 9: Qt. 3/Rate \$600/Total \$1,800 36"dia Culvert pipe - wetland crossing Culvert 10: Qt. 2/Rate \$1,200/Total \$2,400 4-6 inch rip rap: Qt. 3 loads/Rate \$525/ Total \$1,575 #3 stone rip rap for check damns: Qt. 2 loads/Rate \$550/Total \$1,100 #3 stone for construction entrance: Qt. 2 loads/Rate \$550/Total \$1,100 Labor - install culverts and rip rap: Qt. 1/ Total \$10,925	1	22,500.00	22,500.00
09/30/2022	Excavation	Bioretention Clearing: Clear trees and brush for bioretention pond locations Excavator 1 Labor - Clear trees, chip and burn brush: Qt.1/Total \$9,200 Trucking - remove logs offsite: Qt. 4 loads/Rate \$400 /Total \$1,600 Trucking - remove stumps offsite: Qt. 18 loads/Rate \$400/ Total \$7,200 Dump fee - stumps: Qt. 18 loads/ Rate \$200/ Total \$3,600	1	21,600.00	21,600.00
11/24/2022	Excavation	Bioretention Excavation:	1	38,150.00	38,150.00

Please make checks payable to Holbrook's Services. There's a \$40 late charge per month with a 2.5% interest after due date. Thank you for your business!

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/28/2024	Excavation	Excavate for sediment, bioretention ponds, and swales Excavator 1 Excavate sediment basins 1 & 2: Qt. 2 Excavate bioretention ponds 1 & 2: Qt. 2 Excavate swales: Qt. 2 Labor Qt. 1 Bioretention Structures: Install geo-fabric, #2 stone and pipe per plans *wrap the stone and pipe in geo-fabric before installing the bio-media *includes material and labor Excavator 1 6" PVC pipe: Qt. 22/Rate \$57/Total \$1,355 4" Perf PVC pipe: Qt. 60/Rate \$46/Total \$2,981 Geofabric: Qt. 14 rolls/Rate \$600/Total \$9,072 18"dia Culvert pipe: Qt. 3/Rate \$600/Total \$1,944 #2 gravel: Qt. 14 loads/Rate \$650/Total \$9,100 Labor - install pipe field, wrap geofabric, install stone includes miscellaneous hardware, fittings, caps, etc. 1	1	57,934.00	57,934.00
07/30/2024	Excavation	Bioretention Ponds: Install bio-media soil with filter fabric; price includes cost of materials (soil and fabric) and delivery fees Excavator 1 Filter: Qt. 2 Geofabric: Qt. 5 rolls/Rate \$600/Total \$3,240 Bio-media soil mix(includes delivery): Qt. 78 loads/Rate \$960/Total \$74,880 Labor - install geofabric and bio-media 1	1	96,640.00	96,640.00
11/30/2024	Excavation	Stormwater Swales: Install geo-fabric in swales before stone *Rip rap to line all swales *#3 stone for check dams in the swales after installing rip rap *includes material and labor Excavator 1	1	48,370.00	48,370.00

Please make checks payable to Holbrook's Services. There's a \$40 late charge per month with a 2.5% interest after due date. Thank you for your business!

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Geo-fabric: Qt. 4 rolls/Rate \$600/Total \$2,592 #3 stone: Qt. 8 loads/Rate \$550/Total \$4,752 Rip rap: Qt. 18 loads/Rate \$550/Total \$10,692 Labor - form swales, install geo- fabric, rip rap, form check dams 1			
04/18/2025	Excavation	Stormwater Swales: Hammering rock for proper dimensions for swales	1	5,100.00	5,100.00
		Excavator 1 Trucking Labor - hammer rock at stormwater swale locations			
05/30/2025	Excavation	Stormwater Swales:	1	5,300.00	5,300.00
		Excavator 1 Rip rap: Qt. 1.5 loads/Rate \$550/Total \$891 Fine stone: Qt. 1 load/Total \$702 Geo-fabric: Qt. 1 roll/Total \$648 Labor - repair swales damaged by home construction on lots 2			
07/30/2025	Materials	Bioretention Ponds: Purchase of plants and mulch for bio-retention ponds and delivery *price includes labor and installation, seed and hay disturbed areas, mulch ponds	1	35,309.62	35,309.62
		Excavator 1 Bioretention plants and delivery: Qt. 2600/Total \$8,300 Mulch: Qt. 75yd/Total \$3,888 Hay and seed: \$3,500 Labor - planting, spread mulch, hay and seed disturbed areas 1			
SUBTOTAL					330,903.62
TAX					0.00
TOTAL					330,903.62
PAYMENT					225,000.00
BALANCE DUE					\$105,903.62

Please make checks payable to Holbrook's Services. There's a \$40 late charge per month with a 2.5% interest after due date. Thank you for your business!

December 2, 2025

RESOLUTION NO. 5935

**AUTHORIZATION FOR SUBMISSION OF COMMENTS – DRAFT WATER
WITHDRAWAL PERMIT**

WHEREAS, the New York State Department of Environmental Conservation issued public notice of four year renewal of the water withdrawal permit allowing the City of New York to purchase land in the West of Hudson Watershed for watershed protection purposes; and

WHEREAS, consistent with paragraph 85 of the 1997 New York City Watershed Memorandum of Agreement, the funding of numerous programs administered by the Catskill Watershed Corporation (CWC) are a condition of the four-year renewal permit; and

WHEREAS, comments on the renewal permit are due no later than December 12, 2025; and

WHEREAS, CWC proposes to submit the attached comments to the New York State Department of Environmental Conservation for the renewal permit regarding CWC programs.

NOW THEREFORE BE IT RESOLVED, that the CWC President or Executive Director is authorized to submit the attached comments to the New York State Department of Environmental Conservation concerning the draft renewal of New York City's Water Withdrawal Permit.

DRAFT

NOT FINAL UNTIL APPROVED BY CWC BOARD OF DIRECTORS

Kate Malcolm
NYSDEC Region 4 Headquarters
1130 N Westcott Rd
Schenectady, New York 12306

Re: New York City - Article 15 Title 15 Water Withdrawal Public
0-9999-00051/00001

Dear Ms. Malcolm:

The Catskill Watershed Corporation (CWC) is a not-for-profit local development corporation formed as part of the 1997 New York City Watershed Memorandum of Agreement (MOA). All thirty-nine towns in the West of Hudson Watershed that are the subject of the above referenced permit are members of CWC. Since 1997, CWC has been managing numerous watershed protection and partnership programs with the dual goal of economic development and watershed protection in the West of Hudson Watershed.

The following comments are respectfully shared for the sole purpose of providing clarification related to certain references of CWC programs included in the draft permit. While characterized as an interim permit, we believe it is important to update the factual information included. As an initial matter, CWC acknowledges the Department's continued inclusion of many CWC watershed protection programs as a condition of the permit, consistent with paragraph 85 of the MOA.

As a preliminary matter, CWC notes that the Sand and Salt Storage Facilities program listed in the chart in Paragraph 24 is complete and not the subject of any current funding agreement with New York City Department of Environmental Protection (NYCDEP).

Most of the dollar amounts and agreements listed in the draft renewal are out of date, and some programs have been expanded or are nearing completion. I have listed below updates to those paragraphs.

With regard to Paragraph 24 (b) (1) of the draft renewal, the Septic Remediation and Replacement Program, quarterly payments in the current program contract with NYCDEP

are \$2,250,000.00 with additional funding available upon agreement of CWC and NYCDEP. The Small Business Program has been replaced with the Expanded Septic Program providing for greater eligibility, including not for profit organizations, and municipalities. In the current agreement with NYCDEP, \$12,000,000.00 was allocated to the Expanded Septic Program.

With regard to Paragraph 24 (b)(2) of the draft renewal, the Septic Maintenance Program, a 2023 agreement between CWC and NYCDEP provides \$4,000,000.00 in funding for this important program.

With regard to Paragraph 24 (b)(3) of the draft renewal, the Community Wastewater Management Program, with the exception of Halcottsville, the listed projects are complete. Retainage is being held on Halcottsville, although the system is functioning and receiving community septage. Please also note that an additional community, Shokan in the Town of Olive, Ulster County, was added through an additional funding agreement between CWC and NYCDEP under the 2017 Filtration Avoidance Determination. Bids on the Shokan Project have just been received in the last several weeks and did come in above engineer estimates. CWC has allocated \$10,000,000.00 in funding from our economic development fund, the Catskill Fund for the Future, until a change order with NYCDEP can be agreed upon to keep this important project moving forward.

With regard to paragraph 24(b)(4) of the draft renewal, the Stormwater Retrofit Program, a 2024 agreement between CWC and NYCDEP provides up to \$12,000,000.00 for projects and operation and maintenance costs of completed projects.

With regard to paragraph 24 (b)(6) of the draft renewal, the Education and Outreach Program, a 2025 agreement between CWC and NYCDEP provides for up to \$7,500,000.00 over ten years for the Public Education Program as well as a new Workforce Development Program.

With regard to paragraph 24(b)(7), CWC and NYCDEP recently finalized negotiations on a ten-year Operating Agreement totaling \$15,200,000.00, that includes \$200,000.00 for stormwater technical assistance.

CWC also notes that we administer a program not listed in the draft renewal permit that was first funded after 2010. The Flood Hazard Mitigation Implementation Program was created collaboratively after 2011 Hurricane Irene devastated parts of the Catskills. A

successor program agreement was entered into in 2022 and provides up to \$15,000,000.00 in funding over five years.

Thank you for providing CWC the opportunity to comment on the draft renewal.

Very truly yours,

DRAFT

December 2, 2025

RESOLUTION NO. 5936

EXECUTIVE DIRECTOR COMPENSATION

WHEREAS, pursuant to the Catskill Watershed Corporation (CWC) Personnel Policies and Procedures, Article 3, the CWC Board of Directors is responsible for hiring the Executive Director; and

WHEREAS, the CWC Policy Committee recommends that the CWC Board of Directors set the salary of the current Executive Director to One Hundred Sixty-Three Thousand Nine Hundred Nine Dollars (\$163,909.00) annually and further recommends that the salary take effect beginning on January 1, 2026.

NOW THEREFORE BE IT RESOLVED, that the CWC Board of Directors directs the CWC Executive Director and CWC Finance Director to set the salary of the current CWC Executive Director at One Hundred Sixty-Three Thousand Nine Hundred Nine Dollars (\$163,909.00) per annum to be paid in bi-weekly increments pursuant to CWC Personnel Policies and Procedures and that said salary is to take effect beginning on January 1, 2026.

December 2, 2025

RESOLUTION NO. 5937

CFF PROGRAM RULE CHANGE – UPDATES

WHEREAS, pursuant to the New York City Watershed Memorandum of Agreement (Watershed MOA) and a Program Contract with New York City Department of Environmental Protection, the Catskill Watershed Corporation (CWC) shall administer the Catskill Fund for the Future (CFF); and

WHEREAS, the CWC has adopted program rules consistent with the Watershed MOA and the CFF Program Contract to administer this program; and

WHEREAS, pursuant to the MOA, the CFF shall be used to make loans and grants to Qualified Economic Development Projects (QEDP's); and

WHEREAS, pursuant to the Watershed MOA, QEDP is defined as economic development studies, grants and loans for projects which encourage environmentally sound development, and which encourage the goals of watershed protection and job growth in the West of Hudson Watershed communities; and

WHEREAS, the CWC Economic Development Committee recommended amendments to CFF Program Rules to update the rules and program as described in the attached updated program rules.

NOW, THEREFORE BE IT RESOLVED, that the CWC Board of Directors consistent with the terms of the MOA and the Program Contract, the West of Hudson Economic Development Study and the Economic Development Committee recommendation amends the CWC Program Rules governing the Catskill Fund for the Future in accordance with Attachment A.

CATSKILL FUND FOR THE FUTURE
PROGRAM RULES
(ARTICLE 1)

Catskill Watershed Corporation
669 County Highway 38
Arkville NY, 12406

(845) 586-1400

Revised
December 2, 2025

Equal Opportunity Employer

Purpose and Goals

The Catskill Fund for the Future (CFF) shall support responsible, environmentally sensitive economic development projects in the West of Hudson Watershed by making loans or grants to Qualified Economic Development Projects. Loans or Grants shall be for projects or organizations which encourage environmentally sound development, and which encourage the goals of Watershed protection and job growth in the Watershed communities.

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Chapter 1:00 Definitions

Words used in this Article 1 mean:

“Applicant,” a person, partnership, joint venture, corporation, cooperative or other for-profit or Not-For-Profit entity, Municipality, association or other entity as permitted under the rules of the appropriate loan or grant program that has completed an application for a loan or grant from the CFF;

“Board,” the Board of Directors of the CWC;

“Borrower,” an applicant who has been awarded a loan from the CFF;

“Business Association,” an organization composed of business owners for the purpose of advancing business interests within a defined area;

“Business Improvement District,” formed under Article 19-A of the General Municipal Law, which are a type of improvement district which could be formed in cities and villages;

“Business Plan,” a written description of a business with the required financial statements and supporting documentation which illustrates that a profitable business opportunity exists and that the Applicant possesses the necessary experience and skills to operate the business;

“County Allocation” as defined by the CWC By-Laws, Article IX, Section 1 (b)

“CFF,” the Catskill Fund for the Future established by New York City Watershed Memorandum of Agreement;

“CWC,” the Catskill Watershed Corporation;

“Equity,” money or other assets invested or contributed by a company's owner(s) in a business. Such investment that has no guaranteed or mandatory return which must be paid out in any event, has no definite timetable for repayment of the investment, and cannot be withdrawn at the contributor's option without the permission of the superior debt holders;

“For-Profit-Business,” Employment, occupation, profession, or commercial activity engaged in for gain or livelihood;

“For-Profit-Manufacturing Business,” For-Profit-Business engaged in manufacturing;

“For-Profit-Commercial Business,” For-Profit-Business engaged in commercial activities;

“For-Profit-Natural Resource Business,” For-Profit-Business using natural resources as part of its inputs or as a commodity for sale;

“For-Profit-Service Business,” For-Profit-Business providing services to the community or other For-Profit or Not-For-Profit Businesses;

“Grantee,” an applicant who has been awarded a grant from the CFF;

“Hamlet,” an unincorporated but commonly recognized distinct area of a town with a business district;

“Main Street Association,” an organization composed of business owners and other interested individuals united for the purpose of strengthening the commercial activity and improving the buildings of a business district;

“MOA,” the New York City Watershed Memorandum of Agreement;

“Municipality or Municipal Corporation,” Cities, towns, villages and counties;

“Not-for -Profit,” an entity formed exclusively for a purpose or purposes, not for pecuniary profit or financial gain for which a corporation may be formed pursuant to section 102 of the NYS Not-For-Profit Law, and no part of the assets, income or profit of which is distributable to, or inures to the benefit of, its members, directors or officers except to the extent permitted by law;

“NYCDEP,” New York City Department of Environmental Protection;

“Participating Lender,” state-sanctioned lending authorities and federally sanctioned lending authorities, including local, state or federal government agency lenders, or private sources of capital with said capital secured by loan documents or other documents evidencing the obligation and with a repayment schedule and remedies for the provider of the capital in the event of default by the borrower;

Political Subdivision – a division of the State made by proper authorities thereof acting, within their constitutional powers, for purpose of carrying out a portion of those functions of state which by long usage and inherent necessities of government have always been regarded as public;

“Prime Rate,” shall be the Prime Interest Rate published in the Wall Street Journal on the date the Loan Committee issues a recommendation to the Board;

“Related Parties” means:

- a) Affiliate corporations where a corporation is directly or indirectly commonly controlled, such that a person or corporation, directly or indirectly, or acting through or together with one or more persons owns, controls, or has the power to vote 25 percent or more of any class of voting securities of another person; controls, in any manner, the election of a majority of the directors, trustees, or other persons exercising similar functions of another person; or has the power to exercise a controlling influence over the management or policies of another person; or
- b) Where a common enterprise exists between two parties as follows:
 - 1) When the expected source of repayment for each loan is the same for each borrower and neither borrower has another source of income from which the loan may be fully repaid; or
 - 2) When loans are made to borrowers who are related directly or indirectly through common control, as described in paragraph (a) of this definition, including where one borrower is directly or indirectly controlled by another borrower and 50 percent or more of one borrower’s gross receipts or gross expenditures (on an annual basis) are derived from transactions with the other borrower; or

- 3) When separate persons borrow to acquire a business enterprise of which those borrowers will own more than 50 percent of the voting securities; or
- 4) When CWC determines, based on evaluation of the facts and circumstances of particular transactions that a common enterprise exists.

“Taxing Unit,” means a county, city, town, village, school district or fire district or water district or septic district;

“Total Project Costs,” the direct costs associated with the purchase of land, necessary site development and improvements, construction or acquisition and remodeling of buildings and works necessary to the operation and protection of the project, purchase and installation of machinery and equipment, fees for services, approved in-kind contributions, and adequate working capital financing;

“QEDP,” as used in this Article, a Qualified Economic Development Project shall, as defined by the MOA, mean projects which encourage environmentally sound development and which encourage the goals of Watershed protection and job growth in the Watershed communities as located in the WOH;

Value Added – The addition to the original worth or utility of raw materials or components, as they are packaged or processed further in manufacturing or assembly;

“PASSPORT,” the New York City Vendor Information Exchange System questionnaire;

“Watershed Towns,” the townships located in portions of Delaware, Greene, Schoharie, Sullivan and Ulster Counties that were signatories to the MOA;

“Watershed Regulations,” the New York City Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources, promulgated as set forth in paragraphs 89 and 90 of the MOA;

“WOH,” West of Hudson Watershed;

“WPPC,” Watershed Protection and Partnership Council.

1:01 Qualified Economic Development Projects**1:01:01 Purpose and Scope**

The Watershed Memorandum of Agreement recognizes that the goals of drinking water protection and economic vitality within the West-of-Hudson Watershed are not inconsistent. The Catskill Fund for the Future provides the opportunity to implement this goal by offering loans and/or grants to Qualified Economic Development Projects, which by definition joins the principles of environmentally sound development with the goals of Watershed protection and job growth. The following criteria will assist the CWC Board to evaluate projects seeking funding from the Catskill Fund for Future. The CWC will not use these criteria to usurp local control and will consider a community's views with respect to a proposed project.

1:01:02 QEDP Evaluations & Board Determinations

The Executive Director of the CWC will evaluate and make a recommendation in writing concerning all projects proposed for funding under the CFF. The evaluation and recommendation shall be in narrative form and address the applicable criteria listed in section 1:01:03 of this Chapter.

The CWC staff shall provide copies of the written evaluation and recommendation to the Board at least ten days before the Board votes on the project.

The Board shall select for funding only those projects it has evaluated and determined to be Qualified Economic Development Programs pursuant to the criteria listed in section 1:01:03.

1:01:03 Evaluation Criteria

In determining whether an application for a loan or grant is a QEDP, the CWC shall consider the environmental characteristics of the project along with the economic benefits of the project. The following criteria are necessary elements in determining whether a project is environmentally sound. The written evaluations provided to the CWC Board must address these criteria. To enable the CWC staff and Board to evaluate a project, applicants shall provide a description of the project including, where applicable, copies of any existing site plans, Environmental Assessment Forms or Environmental Impact Statements prepared for regulatory authorities.

1. Projects must demonstrate compliance with all applicable environmental statutes and regulations, including in particular the Watershed Regulations.
If the project is not in compliance with the Watershed Regulations or any other environmental regulations, the project can satisfy the criteria if CFF funding is intended to enable the project to come into compliance with the regulations.
2. Has the applicant, within the previous five years, been the subject of an enforcement action by a regulatory agency, which has resulted in a final adverse ruling for violation of an environmental law or regulation which is related to the facility for which the applicant is seeking funding? What was the ruling? Has the facility that was the subject of the enforcement action been brought into compliance? What measures have been implemented to prevent the basis of the enforcement action from recurring?

Past violations are not a per se bar to funding. However, applicants who have repeated, uncorrected violations which impact the environment will not be eligible for funding, unless the funding is intended to bring the facility into compliance.

3. The CWC will consider the location, nature, scale and magnitude of the project when reviewing applications. The CWC is not a regulatory agency and is not establishing standards different from the applicable regulations. However, projects should be located in a manner consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.

- (a) Location and Nature of the Project. Project location is relevant for determining its consistency with the goals of the MOA. The CFF will promote redevelopment of existing population centers. Projects which involve processes which present particular threats to the water supply, such as those involving significant levels of pathogens, nutrients or sedimentation should be located and designed in a manner which protects water quality.

In evaluating a project for “location and nature,” CWC will consider:

- (i) Does the project seek to expand or retain an existing business or facility at its current location or involve the reuse or redevelopment of an existing structure or a previously developed area?
 - (ii) Is the project located in a Village, Village Extension area, Hamlet or reserved commercial/industrial area?
 - (iii) Will the project use existing infrastructure, such as connection to an existing wastewater treatment plant?
 - (iv) Will the project present a potentially significant threat to water quality due to the potential discharge of pathogens or hazardous materials?
 - (v) What measures have been incorporated in the project design to reduce the threat of an accidental discharge of such materials into the watershed?
 - (vi) Is the project located within the 60-day travel time zone?
 - (vii) Will the project impact any Federally or State regulated wetlands?
- (b) Scale and Magnitude Projects should maintain and enhance the character of the Catskills. Projects should be consistent with community zoning and land use plans. Projects should not generate demands on local infrastructure that cannot satisfy the increased demand.
- (i) If the Municipality has zoning, is the project consistent with the Municipality’s zoning?
 - (ii) If the Municipality does not have zoning, is the project compatible with surrounding land uses?
 - (iii) Will the project generate traffic in excess of the capacity of local roads?
 - (iv) Major projects with the potential to promote secondary growth should demonstrate that likely potential growth is consistent with community land use plans, and adequate infrastructure is or will be available to meet the needs of the anticipated growth.

CWC will consider the area being developed, the nature of the development and the changes in the landscape caused by the project when it is evaluating a project for these criteria.

4. Pollution Prevention. Applicants who have implemented or are developing pollution prevention strategies which are intended to reduce the use of raw materials, utilize recycled materials, or reduce or eliminate waste streams will be considered as providing an additional environmental benefit.

1:01:04 Other QEDP Determinations

In addition to the applications for QEDPs described above, the Board may, at its discretion, allocate CFF funds to support new or existing CWC programs, as well as projects initiated, implemented, or administered by CWC.

Any funds disbursed pursuant to this Section shall be subject to the programmatic conditions set forth in the applicable paragraph in the MOA, and/or funding contracts with NYCDEP and shall not be considered a transfer of such funds to such program.

Chapter 1:02 Catskill Fund for the Future

Chapter 1:02 provides the general rules that apply to all loan and study programs established under the CFF. Rules specifically applicable to all loans are provided in Chapter 1:03 and rules specifically applicable to studies are provided in Chapter 1:08.

1:02:01 Program Funding

CFF funds will be allocated and budgeted annually by the Board during the adoption of the CWC budget to be used for loans and studies. Disbursement of loan and study funds shall be tracked in accordance with organizational best practices to monitor fund status, county allocations, and to fulfill all reporting requirements.

1:02:02 Qualified Economic Development Project

All projects funded with funds from the CFF shall meet the requirements of a QEDP as defined in Chapter 1:01 of this Article 1.

1:02:03 Commitment of CWC

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

1:02:04 Changes Requiring CWC Board Approval

Throughout the term of an approved funding contract, certain requests or changes to approved loan terms may come to CWC for review and approval. All new funding requests, release of a guarantor, release of security (which the Executive Director determines will reduce CWC's collateral coverage) shall be brought to the CWC Board for review and approval.

Other requests shall be assessed on a case-by-case basis by the Executive Director, in consultation with staff recommendations. With regard to loans the Executive Director will review each request to determine its reasonableness and assess any impact on CWC's collateral coverage. Additional factors for consideration may include changes in cash flow, the duration of the remaining loan term, succession planning, and other relevant matters.

In the event the Executive Director believes the CWC Board should evaluate a request, the request may be brought to and presented to the CWC Board during a regularly scheduled meeting for their consideration.

1:02:05 Right of Objection Period

Approval of an application for a CFF funding by the Board constitutes a preliminary decision under the MOA. Following Board approval, CWC staff will provide notice to required MOA signatories pursuant to paragraph 107 of the MOA. The decision will automatically become final unless an objection is timely filed with the WPPC pursuant to paragraph 107 of the MOA. If such an objection is filed, approval of the application will require an additional board vote upon consideration of the objection and any recommendation from the WPPC.

1:02:06 PASSPort

Any Applicant who will have received \$100,000 or more from New York City, the CWC, the CFF, or a combination thereof, within the previous 12 months must complete a PASSPort questionnaire or documentation that the Applicant has been pre-qualified by the PASSPort process.

1:02:07 Written Agreement

All CFF fund approvals will be memorialized with a written loan agreement specifying the purpose of the loan and when and how the funds will be disbursed. Each agreement will contain a provision requiring the Borrower to comply with all applicable provisions of the Watershed Regulations and a recapture or loan acceleration clause in the event the Borrower should re-locate outside of a Watershed town before the terms of the agreement are completed.

1:02:08 Budget Modification

The Board may modify the program funding as detailed in the CWC budget.

Chapter 1:03 Loan Programs – General Requirements**1:03:01 Eligibility Requirements**

Any For-Profit-Business or corporation or any Not-For-Profit business or corporation which presents a QEDP intended to create and/or retain jobs in one or more Watershed Towns is eligible to apply for a loan from the CFF. Any governmental entity located in a Watershed town that has the authority to levy taxes (Taxing Unit) may apply for a CFF loan if the purpose of the loan is to improve or enhance protection of water quality or items that support community vitality and sustainability.

1:03:02 Funding

Annual funding for loan programs will not exceed the allocations as detailed in the CWC budget.

1:03:03 Pre-application Conference

Any potential Applicant may request a pre-application conference.

1:03:04 Application Requirements

Application forms shall be provided by the CWC and must be completed in full and signed or submitted online and all documentation as required by the application must be complete before an application is evaluated by staff and presented to the Loan Committee and the Board. All applications must include a Business Plan and other documentation as required by the checklist provided with the application.

1:03:05 Business Plan Assistance

Any Applicant may receive assistance developing a Business Plan from CWC Small Business Development Center associated counselors.

1:03:06 Equity Contributions

Equity contributions may be required. The amount of equity contribution varies based on the program, and the total project amount as detailed in a loan application. Applicants must provide a minimum percentage of the total project costs in the form of Equity as determined by the Board and the appropriate program rules. The Board may in certain cases waive the requirement if Equity contribution is not necessary to secure the interests of the CWC.

In-kind contributions and completed work may be applied toward the Equity contribution and Total Project Costs if, in the judgment of the Board, such in-kind contributions and work completed contribute sufficiently to the current project.

Proof must be evidenced prior to closing that promised equity has been contributed or available to the project.

1:03:07 Permissible Uses of Loan Proceeds

Unless specifically prohibited in specific loan program rules, loan proceeds may be used for the following purposes:

1. Acquisition and remodeling/renovation of buildings and works necessary to the operation and protection of the project;
2. Purchase and/or installation of machinery and equipment;
3. Inventory and working capital;
4. Fees, services, and costs related to the renovation of the project;
5. Refinancing of existing debt;
6. Leasehold improvements;
7. Non-residential septic systems or other wastewater solutions, including connections to a WWTP
8. Stormwater collection and treatment best management practices, flood mitigation efforts, or other property and water quality improvements;
9. Other purposes, not listed in this Section or expressly prohibited, as individually determined to be QEDPs and approved by the Board

1:03:08 Impermissible Uses of Loan Proceeds

Except as permitted under specific program rules, loan proceeds may not be used:

1. For projects located outside of WOH Watershed towns.
2. Finance the acquisition, development or improvement of housing, purchase or improvement of property for private, non-business use.
3. For purposes of these rules, short term rentals shall be considered a non-business use.

1:03:09 Interest Rates

The interest rate for a loan is set on the day the Loan Committee or Economic Development Committee issues a recommendation to the Board. The rate will be determined by applying that formula set forth in the rules for the particular loan program for which the Applicant has applied. The Board may waive or lower the interest rate for a particular Applicant if the project has significant economic development, job creation, or beneficial environmental impact or other benefits to the community. The Board shall consider the following in setting the interest rate:

1. State and national market interest rates;
2. State and national economic conditions;
3. The solvency and balance of the fund;
4. Other economic or business information necessary to fulfill the Board mission to create and retain jobs in the Catskill Watershed Region;
5. Beneficial environmental or water quality impacts.

1:03:10 Staff Review

CWC staff shall determine completeness of application and compliance of project with the appropriate program rules prior to forwarding application to the appropriate Committee for review.

1:03:11 Loan Committee Review

The CWC Loan Committee shall review all REDI Loan requests. Unless specifically modified in the rules for a specific program, the Loan Committee shall consist of the following people:

1. The President of the Catskill Watershed Corporation who shall serve as Chair;
2. The Executive Director of the Catskill Watershed Corporation;
3. The NYC representative to the CWC;

4. Four members appointed by the President to represent area business people, preferably with financial or banking experience.

The Committee shall review a complete application for technical merit and ability of the Applicant to successfully meet its obligations under any loan agreements. The Committee shall vote to recommend to the Board approval, approval with modifications, or denial of the application. The Committee may also recommend that the Board base its action on factors other than those that fall under the Committee's purview.

1:03:12 Factors for Board Action

When making a decision on an application, in addition to the required QEDP evaluation, the Board may examine the following factors necessary to make a sound loan decision:

1. Project impact factors:
 - (a) Number of jobs created or retained;
 - (b) Amount of loan requested;
 - (c) Net economic effect of increasing or stabilizing the economy on the community, area, and WOH;
 - (d) Support of the public entities of the community and area;
 - (e) The amount of the owner's Equity contributed to the project;
 - (f) Compatibility with economic development plans of the area and state;
 - (g) Type of business;
 - (h) Payroll and pay structure;
 - (i) Employee benefit package;
 - (j) Beneficial environmental or water quality impacts.
2. Business feasibility factors:
 - (a) The potential success of the business and the potential for creating jobs and the growth of those jobs;
 - (b) The character, experience, management record, and background of the Applicant;
 - (c) The capacity of the Applicant to repay the loan. In determining the repayment capacity of the Applicant, the Board shall consider the following:
 - i. The amount of the loan;
 - ii. The economic feasibility of the project and product;
 - iii. The ability of the Applicant to service the debt from cash flow of operations, capital, or collateral;
 - iv. The review of financial and credit status of the project, business plan, and/or Applicant;
 - v. The satisfaction of engineering, legal, and environmental regulations;
 - vi. The availability of necessary public utilities;
 - (d) The total capitalization of the project, which includes all capitalization subordinated to the CWC;
 - (e) The terms and conditions of the loan and their compatibility with the needs of the business and the CWC;
 - (f) The availability of sufficient unencumbered collateral to secure the interests of the CWC;
3. Proof of business integrity.
4. County Fund Allocations remaining

1:03:13 Board Action on Applications

The staff shall provide copies of the written evaluation to the Board at least ten days before the Board votes on the loan application. The Board shall approve the application as requested or

approve the application contingent on conditions or disapprove the application. The Board may also table an application and request additional information for consideration. If the application is disapproved, a written determination shall be forwarded to the Applicant. The Applicant who has had an application disapproved may submit another application that addresses the reason for disapproval.

1:03:14 Acceptance and Time Restrictions of Applicant

Within fifteen (15) days after the issuance of a letter of commitment from the CWC, the Applicant must accept the approval in writing or the approval may be withdrawn. Within one hundred eighty (180) days after the date of Board approval, the Applicant must meet all conditions set by the Board and a loan closing must have occurred or the approval may be withdrawn. Final disbursement of the loan proceeds must be made within one year after the loan has closed, or in accordance to the terms specified in the letter of commitment. If mitigating circumstances prevent starting the project and a diligent effort has been made, an Applicant may apply for an extension of time and the Executive Director may, at his or her discretion, approve or disapprove said extension and further may require additional information and financial data, as well as additional Board approvals prior to closing.

1:03:15 Loan Agreement

CWC, in consultation with and in agreement with closing counsel, shall develop loan documents memorializing the agreement between CWC and the Applicant. The loan agreement shall contain the rights and responsibilities of the parties and the terms and conditions of the loan including a loan acceleration clause in the event the Borrower should re-locate outside of a Watershed town before the payment terms of the agreement are completed. The requirements to secure the loan shall be included in the loan agreement and any other documents which shall be executed on behalf of CWC by its Executive Director and/or President.

Changes to Loan Agreements may be approved solely by the Executive Director as described in Section 1:02:04. No additional funds may be approved or disbursed without approval of the CWC Board.

If the Executive Director authorizes or executes amendments to any loan documents in accordance with this paragraph, he or she shall report to the full Board at its next regularly scheduled meeting.

1:03:16 Review of Borrower or Project Status Prior to Closing

After the loan is approved but before the loan is closed, the Board or the CWC staff may conduct an overall review of the applicant's financial status. This review may include an analysis of all assets and liabilities and an analysis of the ability of the business to service and honor the loan commitments. Prior to the disbursements of any funds, projects must have all necessary environmental and land use permits and approvals required by any applicable law, regulation or ordinance.

1:03:17 Borrower Reporting Requirements

The borrower shall submit to CWC annually the following information:

1. Documentation of employment;
2. Documentation of the use of the CFF proceeds and any matching requirements;
3. State and Federal tax returns or financial statements;

4. Evidence of paid school, property, village and sales taxes, if applicable
5. Evidence of paid property, flood, and life insurances, if applicable
6. Other information as requested by the Board or CWC staff where economic or business conditions may be necessary to determine the operating health of the business or conformance to loan covenants.

The Board or CWC staff may require that the financial statements be audited by an independent accountant at the expense of the borrower as defined in Section 1:03:24

1:03:18 Inspection of the Business by the Board and Retention of Records

During the term of the loan, the Board or CWC staff may inspect renovation, inspect the operation of the business, and request the borrower to provide accounting records, payment records, and invoices to ensure compliance with the terms of the loan agreement. The borrower shall retain accounting and tax records for the term of the loan or for a period of three years, whichever is longer.

The Board may contract for project monitoring and servicing during any point of the loan term, including, the planning, renovation process, and operation of the business and project.

1:03:19 Administration Functions

The CWC staff, in conjunction with closing counsel, shall process and review loan applications; prepare and negotiate agreements; and engage in any other functions necessary to expedite and assist the Board in the performance of its duties.

1:03:20 Board Waivers

The CWC Board of Directors may waive CFF loan program rules if such action can be shown to be in the best interests of the mission of the CWC and/or to reflect the special financial conditions of the Applicant.

1:03:21 Events of Default on Loan Agreement

The loan agreements between CWC and the Borrower and any and all co-makers or guarantors of the loan shall define events of default and the rights and remedies of the Borrower and CWC. Events of default shall include, but not be limited to, failure to make timely payments, the change of ownership, or the sale of any stock or other interest by the Borrower or guarantor, the failure of the Borrower to maintain required insurance, failure of the Borrower to comply with federal, state and local laws, zoning and planning ordinances, including the Watershed Regulations, or any other event defined by the loan agreements as an event of default.

1:03:22 CWC Action Upon Event of Violation of the Loan Agreements

In the event that a violation of the loan agreement that may lead to a declaration of default has occurred, CWC, its Executive Director and staff shall undertake the following actions:

The Executive Director and staff shall seek to rectify the situation in accordance with the loan documents.

In the event that the loan documents require modification as a result of any settlement, the Executive Director shall execute said modifications in accordance with this Chapter 1:03 and notify the Board of his/her actions.

In the event that the Executive Director and the Borrower cannot mitigate situation, or if the mitigation requires Board action, the Executive Director will notify and consult with the Board. If the Board determines that the violation warrants a declaration of default, the Board shall

instruct the Executive Director to issue a Letter of default on the loan and instruct collection counsel to exercise CWC's rights and remedies available.

1:03:23 Insurance Requirements

Life Insurance:

REDI-Loan borrowers and/or active principals of CWC loans shall obtain life insurance, in the amount of the loan, assigned to CWC. For the purposes of this section, active means individuals who are active in, and critical to the success of, the day-to-day operation of a business subject to the CWC loan. The life insurance policy(s) must be issued and in effect at the time the loan is disbursed and for the term of the loan

In the event life insurance in the full amount of the loan on all active principals in the business is determined to be cost prohibitive and a deterrent to the operations and cash flow of the business, the Executive Director upon staff and Loan Committee recommendation may allow the active principals to split the total amount of the life insurance amount between themselves. Evaluation should include the ability of the business to operate if any of the insureds should expire.

In the event life insurance coverage is denied the Executive Director with concurrence of the Loan Committee can waive the life insurance requirement when:

- a. The loan is secured by a first lien on real estate or machinery and equipment and:
 - i. The loan to value is less than 50% of the value of secured property; or
 - ii. There is a co-borrower or guarantor that could continue to operate the business in the event the key person should expire.

Property Insurance:

The loan documents shall require Borrower to maintain the following insurance for the life of the loan:

- a. For subcontractors or designs exceeding Fifty Thousand Dollars (\$50,000.00), liability insurance in sufficient amount and scope to protect the interest of the City and CWC.
- b. Comprehensive hazard, fire and other risk insurance, public liability insurance and such other insurance as CWC may require with respect to borrower's property and operations, in form, amounts and coverage acceptable to CWC.
- c. For properties with structures located in a mapped FEMA Special Flood Hazard Area, (100 year floodplain), flood insurance in an amount acceptable to CWC.

Insurance coverage shall be maintained as to afford one hundred percent (100%) coverage against loss. Each insurance policy shall include an endorsement providing that coverage in favor of CWC will not be impaired in any way by any act, omission or default of the Borrower or any other person. In connection with all policies covering assets in which CWC holds or is offered a security interest for the Loan, Borrower will provide CWC with such loss payable or other endorsements as CWC may require.

1:03:24 Financial Statements

All borrowers are required to submit annual financial statements to CWC. The type of statement required is dependent on the size of the CWC loan and other loans and liabilities of the borrower.

Reviewed and audited statements must be prepared by a Certified Public Accountant and must comply with American Institute of Certified Professional Accountant (AICPA) Professional Standards.

Self prepared: CWC loan(s) are equal or less than \$200,000 or other loans and liabilities are equal or less than \$300,000. On CWC loans of \$50,000 or less, tax returns may be acceptable.

Compiled: CWC Loan(s) exceed \$200,000 but are equal or less than \$500,000 or other loans and liabilities exceed \$300,000 but are equal or less than \$600,000.

Reviewed: CWC loan(s) exceed \$500,000 but are equal or less than \$1,500,000 or other loans and liabilities exceed \$600,000 but are equal or less than \$1,500,000.

Audited: CWC loan(s) exceed \$1,500,000 or other loans and liabilities exceed \$1,500,000.

At the time of a loan application request, the Board may require higher levels than these limits if in their opinion, current statements are inadequate for the business or collateral is dependent on inventory or accounts receivable.

During the term of the loan, the Executive Director may require upon recommendation of staff and the Loan Committee, a higher level of statement or additional agreed upon financial reporting procedures for any loan. The reason(s) for the request will be conveyed to the Board of Directors at the time the request is given.

1:03:25 Maximum Loan Amount

The maximum allowable CFF loan amount for a single project at one location, including refinancing or updates to an existing loan for the same business, is \$1,500,000.

Chapter 1:04 REDI Loan Program

Purpose: To provide loans to eligible Applicants as part of a package of debt and/or equity from other parties to fund QEDPs.

Applications will be reviewed by the Loan Committee for recommendation to the CWC Board.

1:04:01 Loan Amounts

An Applicant may apply for a loan in an amount that is equal to the total project cost minus the Applicant's Equity and minus the total of all other financing sources. Direct costs of the business associated with research and development for technology applications may be included in the requested loan amount.

1:04:02 Participating Lender

A Participating Lender may contribute materially to the Total Project Costs. CWC staff, Loan Committee and Board may evaluate the strength of an application based on Total Project Costs. In some instances, a participating lender may strengthen a loan application and may be requested or required as part of CWC review and approval. The value of a Participating Lender may be evaluated in the context of how their loan terms affect cash flow, the Participating Lender's collateral requirements/position, and other underwriting variables for a project.

1:04:03 Equity Contribution (REDI Loans)

- (a) Where the total amount of CFF loans to an applicant or related parties is not greater than \$750,000 the applicant must provide a minimum of 10% equity contribution of total project costs as determined by CWC.
- (b) Where the total amount of CFF loans to an applicant or related parties is greater than \$750,000 the applicant must provide a minimum of 20% equity contribution of total project costs as determined by CWC.
- (c) For the purposes of this section, the total amount of CFF loans shall pertain to each individual business and shall not apply to aggregated totals across different businesses with common or affiliated ownership.
- (d) The Board may waive or modify this requirement subject to the risk score of the borrowers to best secure the interests of the CWC.

1:04:04 No Construction Financing

REDI Loan proceeds may not be used for construction financing unless, in the opinion of the Board, such construction period is sufficiently short to allow for perfection of the collateral for the loan. The Borrower may use the REDI Loan commitment to secure interim construction financing from another lender and satisfy the interim financing in accordance with the interim financing agreement and the REDI Loan letter of commitment.

1:04:05 Interest Rates

The REDI Loan Interest Rate shall be the higher of one-half the Prime Interest Rate plus one percent or 4% for both for-profit and not-for-profit Applicants. Loans with a maturity of seven years or less shall be amortized at a fixed rate over the term of the loan such that it is paid in full

at its maturity date. The interest rate on loans with a maturity exceeding seven years and not granted a waiver by the CWC Board shall be adjusted to the current CWC interest rate in effect on the fifth anniversary of the loan and every five years thereafter and amortized such that it is paid in full at its maturity date.

1:04:06 Loan Maturity

The maturity of the loan will be based on the asset life of the collateral securing the loan, according to the following general guidelines:

1. Inventory and Receivables – 1 to 3 years;
2. Machinery and Equipment – 2 to 10 years;
3. Real Estate and Site Improvements – 5 to 20 years;
4. Leasehold Improvements – consistent with the terms of the lease.

Staff, in conjunction with the Loan Committee, will recommend the loan maturity for Board review and approval and may recommend deviation from the above guidelines to accommodate any special financial conditions of the Applicant

1:04:07 Loan Closing Fees

There will be a loan closing fee of 1% (one percent) of the principal amount of the loan, payable at closing. For loans that include a refinancing of existing CWC debt, the 1% fee shall only be applied to the new funds awarded if applicable.

1.04.08 Acceleration of Principal Payment Due to Relocation Outside of Watershed Town

The loan agreement shall contain the rights and responsibilities of the parties and the terms and conditions of the loan including a loan acceleration clause in the event the Borrower should relocate the business outside of a Watershed town before the payment terms of the loan agreement are completed.

Chapter 1:05 Catskill Municipal Assistance Loan Program

Purpose: To provide low interest loans to Eligible Watershed municipalities. Catskill Municipal Assistance Loans will also provide a safe rate of return to CFF through local investment, rather than purchasing bonds on the open market.

Applications will be reviewed by the Economic Development Committee for recommendation to the CWC Board.

1:05:01 Eligibility Requirements

To be an eligible municipality, an applicant must be an incorporated municipality that has a portion thereof within the boundaries of the West of Hudson Watershed. Counties are not eligible to apply unless specifically for work or projects exclusively located within the WOH Watershed boundaries.

1:05:02 Loan Amounts

The maximum amount of Municipal Assistance Loans that may be borrowed by an eligible municipality shall be \$1,500,000.

1:05:03 Equity Contribution

Equity Contribution by the Eligible Town will not be required.

1:05:04 Interest Rates

The interest rate for a Municipal Assistance Loan shall be 2% per annum or one half (1/2) the Prime Rate, whichever is higher. Bond Anticipation Notes will adjust at this calculation upon renewal all other Bonds will have a fixed rate.

1:05:05 Conditions to Closing

Prior to or at the closing of any Municipal Assistance Loan, an eligible municipality must have issued a bond, note or other lawful evidence of indebtedness backed by the full faith and credit of the eligible municipality, as evidence of its obligation for the repayment of the entire amount of such loan proceeds. The eligible municipality may utilize form documents created by CWC for this program.

1:05:06 Loan Maturity

The maturity of the Municipal Assistance Loan in the form of a Bond Anticipation Note shall be no more than one year, renewable for up to five years, subject to applicable provisions of State Law. The maturity of the Municipal Assistance Loan regarding all other Bonds shall be no greater than the recommended term allowed under New York State Local Finance Law Section II.

1:05:07 Loan Closing Fees

The Eligible Town will be responsible for its costs and all CWC Loan closing fees. To minimize costs, municipalities are encouraged to utilize CWC form documents developed for this program.

Chapter 1:06 Bridge Loan Funding

Purpose: To provide low interest loans to Eligible Grant Recipients (hereinafter defined) to cover costs of a project while an applicant is waiting for the disbursement of fully approved grant funds. Loans to Eligible Recipients will also provide a rate of return to CFF through local investment, rather than purchasing bonds on the open market.

1:06:01 Eligibility Requirements

To be eligible for Bridge Loan funding, the applicant must be registered pursuant to New York State's Not-for-Profit Corporation Law or a small business with one hundred or less full-time employees, or equivalent. Prior to disbursement of funds, the applicant must provide to CWC a fully executed grant (or award) agreement with the State of New York or the United States Federal Government, or an agency thereof, and must demonstrate a reasonable need for the loan. The project for which grant funding was approved must be located within the West of Hudson Watershed.

1:06:02 Loan Amounts

The maximum amount of Bridge Loan Funding that may be borrowed by an applicant shall be \$1,500,000.00.

1:06:03 Equity Contribution

Equity Contribution by the Eligible applicant will not be required.

1:06:04 Interest Rates

The interest rate for a Loan pursuant to this section shall be 1/2 of the Prime Interest Rate and shall be no lower than 2% and no greater than 6%.

1:06:05 Conditions to Closing

Prior to or at the closing of any Bridge Loan, an Eligible Applicant must have provided a copy of the fully executed approved grant agreement and a signed resolution, evidencing its obligation for the repayment of the entire amount of such loan proceeds.

1:06:06 Loan Maturity

The maturity of the Loan shall be 60 days after the Approved Applicant has received disbursed grant funds from the New York State or the United States Federal Government, or an agency thereof. In no instance shall a loan pursuant to this section be more than five years.

1:06:07 Loan Closing Fees

The Eligible Applicant will be responsible for its costs and all CWC Loan closing fees. To minimize costs, applicants are encouraged to utilize CWC form documents developed for this program.

Chapter 1:07 Municipal Sewer Flood Business Retention Program

Purpose: To provide loans through leaseback agreements to Watershed municipalities for expansion of service area of a municipally owned wastewater treatment collection system to serve existing or relocated businesses within the West of Hudson Watershed.

1:07:01 Eligibility Requirements

To be an Eligible Municipality, an applicant:

- (a) Must be one of the communities on the list set forth below which has a wastewater treatment plant or community septic system; and
 - 1. Town of Andes (Andes)
 - 2. Town of Ashland (Ashland)
 - 3. Town of Bovina (Bovina Center)
 - 4. Town of Conesville (West Conesville)
 - 5. Town of Hamden (Hamden)
 - 6. Town of Kortright (Bloomville)
 - 7. Town of Lexington (Lexington)
 - 8. Town of Middletown (Halcottsville & New Kingston)
 - 9. Town of Olive (Boiceville & Shokan)
 - 10. Town of Prattsville (Prattsville)
 - 11. Town of Roxbury (Roxbury)
 - 12. Town of Stamford (South Kortright)
 - 13. Town of Tompkins (Trout Creek)
 - 14. Town of Windham (Windham)
 - 15. Village of Delhi
 - 16. Village of Fleischmanns
 - 17. Village of Hobart
 - 18. Village of Hunter
 - 19. Village of Stamford
 - 20. Village of Walton
- (b) One or more users of the proposed sewer extension must be an existing or relocated business within the West of Hudson Watershed that does not have an onsite septic system that complies with either the New York City Watershed Regulations or applicable New York State law and/or regulations.

1:07:02 Loan Amounts and Use of Funds

Loans under this section shall be restricted to amount of cost of design and construction of a sewer extension to serve additional properties outside of current service area and/or sewer district. No funds may be used for construction of a privately owned lateral to a structure to be served or for operation and maintenance costs associated with a sewer extension.

1:07:03 Equity Contribution

Equity Contribution by the municipality will not be required.

1:07:04 Terms of Repayment

Municipality shall charge all property owners served or eligible to be served by the sewer

extension at rates that at a minimum shall be equal to the rates charged to similar properties served by the wastewater project. Under the lease agreement, municipality shall pay CWC at least quarterly an amount equal to ninety-five percent (95%) of the total amount charged to all property owners served or eligible to be served by the sewer extension. Unless the term is extended by the Board, any principal, interest, fees, or cost still owed at the end of the term of the note shall then be immediately payable to CWC.

1:07:05 Conditions to Closing

Prior to disbursement of funds, an Eligible Municipality must have:

- i. created a lawful system to assess in amounts sufficient to repay the loan to those Property Owners serviced by the extension on whose behalf loan funds were spent for purposes authorized by these Rules; and
- ii. executed an easement lease agreement with the Catskill Watershed Corporation whereby the Municipality would transfer title of easement for the portion of the extension of the sewer to CWC in return for CWC leasing the easement back to the Municipality with funding for construction of the extension.

1:07:06 Term of Agreements

The term of the lease shall be no more than 30 years. The term may be extended by the Board.

1:07:07 Closing Fees

The applicant will be responsible for its costs. CWC will not charge any closing fees.

Chapter 1:08 Catskills Studies Funding Program

Purpose: To provide funding or matching funds for studies that have environmentally sound economic development benefits for the WHO.

1:08:01 Eligibility Requirements

An applicant must be a governmental entity or the CWC.

1:08:02 Eligible Studies

Studies to be funded may include feasibility studies, environmental studies, market development studies, industry development studies, or other studies that have a purpose of enhancing watershed protection and/or expanding, creating, or improving the prospects of environmentally sound economic development activities within the WOH.

In no event shall CFF funds be spent to fund any study that will directly or indirectly confer an economic benefit on or subsidy to a private individual or business.

1:08:03 Limits of CWC Funding

CWC will fund up to 100% of the amount requested by the Applicant.

1:08:04 Application Cycle

Applications will be accepted on a continuous basis throughout the year.

1:08:05 Review Process

Applications will be reviewed by the Economic Development Committee and the recommendations made will be acted upon by the Board of Directors.

1:08:06 Selection Criteria

The Economic Development Committee shall base its recommendations on the following criteria in addition to those criteria outlined in the preceding chapters:

- Amount of match
- Demonstration of public support
- Impact on the economy – short or long-term
- Feasibility
- Community benefits
- Reasonableness of budget

Chapter 1:09 Enhanced Land Trusts Excess Funding

Purpose: To provide for funding of projects related to flood recovery and flood relief, fish stocking and fish habitat, and/or increasing recreational opportunities and access, from funds received under the Enhanced Land Trusts Program.

1:09:01 Program Funding

Pursuant to the Enhanced Land Trusts Program under the 2010 Water Supply Permit, CFF will receive “excess funds” as defined by the Enhanced Land Trusts Program memo. All excess funds received shall be specifically dedicated to the Enhanced Land Trusts Excess Funding and shall not be used for any other purpose.

1:09:02 Eligibility Requirements

Applicants for Enhance Land Trusts Program Funding are limited to West of Hudson municipalities, including villages, towns and counties.

1:09:03 Eligible Projects

Eligible Projects shall be located within the West of Hudson Watershed and also within a town that has agreed to participate in the Enhanced Land Trusts Program under the 2010 Water Supply Permit. Categories of eligible projects include flood recovery and flood relief, fish stocking and fish habitat, and/or increasing recreational opportunities and access.

1:09:04 Project Application

Upon Enhanced Land Trusts Program Fund balance reaching Ten Thousand Dollars (\$10,000.00) or more, CWC shall notify towns and villages that have agreed to participate in the Enhanced Land Trusts Program, and counties wherein same are located, of the amount and availability of funds and invite applications to be made within the next sixty (60) days.

1:09:05 Project Selection

The Board shall approve the applications as requested, approve the application contingent on conditions, or disapprove applications. All projects funded shall meet the requirements of a QEDP as defined in Chapter 1:01. All successful applications must execute an agreement with CWC.

December 2, 2025

RESOLUTION NO. 5938

**MORATORIUM FOR LOANS OUTSIDE OF NEW YORK CITY WATERSHED
IN ULSTER COUNTY**

WHEREAS, the Catskill Watershed Corporation was formed in part to “aiding that part of the Watershed of the City of New York located West of the Hudson River (the ‘West of Hudson Watershed’) by attracting new commerce and industry to such area and by encouraging the development of, or retention of, commerce and industry in such area;” and

WHEREAS, CWC is the administrator of the Catskill Fund for the Future, whose purpose is to “assist in the economic revitalization of the Catskill Watershed Communities;” and

WHEREAS, businesses inside the West of Hudson Watershed must comply with additional regulatory requirements for stormwater and on-site septic systems due to the New York City Watershed Regulations, promulgated through New York State Department of Health, that are not imposed upon businesses outside of the West of Hudson Watershed; and

WHEREAS, businesses outside of the West of Hudson Watershed but within one of the forty-one (41) West of Hudson Watershed towns are also eligible to apply to CWC for an economic development loan from CFF; and

WHEREAS, CWC By-Laws provide that “the Catskill Fund for the Future **shall** be allocated in a matter that recognizes the relative size of each County in the West of Hudson Watershed” and “consistent with the following percentages:” (emphasis added)

Delaware	51.47%
Greene	18.63%
Schoharie	4.41%
Sullivan	4.90%
Ulster	20.59%

WHEREAS, as of December 1, 2025, the actual percentages of all loans and grants approved by the CWC Board are as follows:

County	Total Exp.& Rec.	Current	Allowed
Delaware	\$ 37,175,119.04	51%	51.47%
Greene	\$ 12,210,294.71	17%	18.63%
Schoharie	\$ 1,762,063.59	2%	4.41%
Sullivan	\$ 3,285,600.19	4%	4.90%
Ulster	\$ 18,704,174.08	26%	20.59%

WHEREAS, percentages of actual loans to businesses in Ulster County watershed towns exceed the allocation allowed under CWC By-Laws; and

WHEREAS, CWC Economic Development Committee recommends that CWC Board institute a moratorium on loans to businesses located outside of the New York City Watershed in Ulster County for any applicants who contact CWC after December 2, 2025; and

WHEREAS, CWC Economic Development Committee further recommends that businesses in Ulster County and inside the West of Hudson New York City Watershed remain eligible to apply for economic development loans from CWC.

NOW THEREFORE BE IT RESOLVED, that CWC Board of Directors approves a moratorium on loans to businesses outside the West of Hudson Watershed in Delaware and Ulster Counties for applicants who contacted CWC after December 2, 2025 until such time, as in the determination of CWC Executive Director, the percentage of allocation for Ulster County no longer exceeds the allocation in the CWC By-Laws.

December 2, 2025

RESOLUTION NO. 5939

APPROVAL OF VIDEO ENTERTAINMENT PLUS, INC.

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, Video Entertainment Plus, Inc. have applied for a One Hundred Thousand Dollar (\$100,000.00) loan for a term of ten (10) years, at a rate of four and one half percent (4.55%), such that the outstanding principal is fully paid on the one hundred twentieth (120th) payment date, for the purchase of the business and inventory known as VEP/Waldrons, FF&E, working capital and soft costs in association with the property located at 89 Main Street and 27 Cartwright Avenue, Sidney, NY; and

WHEREAS, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for Video Entertainment Plus, Inc.; and

WHEREAS, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for Video Entertainment Plus, Inc.; and

WHEREAS, the CWC Loan Committee has recommended approval of the CWC Loan application from Video Entertainment Plus, Inc.; 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 Video Entertainment Plus, Inc. application meets the CWC CFF qualified economic

development criteria and approves of the loan application in the amount of One Hundred Thousand Dollars (\$100,000.00) loan for a term of ten (10) years, at a rate of four and one half percent (4.55%), such that the outstanding principal is fully paid on the one hundred twentieth (120th) payment date, for the purchase of the business and inventory known as VEP/Waldrons, FF&E, working capital and soft costs in association with the property located at 89 Main Street and 27 Cartwright Avenue, Sidney, NY; and

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

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

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

QEDP Evaluation and CWC Staff Recommendation

Purpose: To review the CWC Loan Application of Video Entertainment Plus, Inc.

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to **Video Entertainment Plus, Inc.** located in the Town of Sidney, NY. Evaluation is based on the Evaluation Criteria established in the Catskill Fund for the Future Program Rules, approved on August 22, 2001 by the CWC Board of Directors.

1. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property located at 89 Main Street and 27 Cartwright Avenue, Sidney, NY owned by Video Entertainment Plus, Inc. is in compliance with all applicable environmental statutes and regulations.
2. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 89 Main Street and 27 Cartwright Avenue, Sidney, NY is not subject to any enforcement actions by any regulatory agency.
3. (a) To the best of CWC's knowledge, the project is consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.
 - (i) Video Entertainment Plus, Inc. located 89 Main Street and 27 Cartwright Avenue, Sidney, NY, will operate as an appliance store
 - (ii) The project is located in the Town of Sidney.
 - (iii) The project will utilize a WWTP.
 - (iv) The project appears to present no threat to water quality.
 - (v) The project appears to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
 - (vi) Based on NYCDEP the project is not in the 60 day travel time.
 - (vii) There is no impact on Federal or State wetlands.
- (b) The project maintains the character of the Town of Sidney.
 - (i) The project is consistent with current zoning.
 - (ii) The project is compatible with surrounding land uses.
 - (iii) The project will not generate excessive traffic.
 - (iv) The project as described is of such magnitude that it does not appear likely to promote secondary growth and therefore requires not additional review of land use plans or infrastructure.
4. The project is consistent with the West of Hudson Economic Development Study, which has been completed.
5. Not applicable.

Catskill Watershed Corporation
Board Report
December 2, 2025

Borrower: **Video Entertainment Plus, Inc.**
89 Main Street
Sidney, NY 13838
<https://www.vepappliance.com/index.html>

REDI-Loan Request: \$100,000
Rate: 4.50% (5 year adjustable)
Term: 10 years
Amortization: 10 years
CWC Monthly Payment: \$1,036.38
Other Monthly Payment: \$658.09
Total Monthly Payments: \$1,694.48
Type: Retail/Service
County: Delaware
Town: Sidney

Uses of Funds

	CWC	Seller Note	Equity	Total
Business Purchase/Inventory	\$95,000	\$40,000	\$15,000	\$150,000
FF&E	\$3,000	\$25,000	\$7,000	\$35,000
Working Capital	-	-	\$13,000	\$13,000
Soft Costs	\$2,000	-	-	\$2,000
TOTAL	\$100,000	\$65,000	\$35,000	\$200,000

Debt Service Coverage/Cash Flow/Classification

Actual 2025 DSC	1.90:1
Proforma Yr. 1	2.11:1
Breakeven @ 94.4% of Proforma Yr. 1	1.00:1
Collateral Coverage	1.10:1
Net Worth Rating	-
Loan Classification	IA-

Security:

- 1st Position lien on furniture, fixtures, equipment, inventory and AR
- Personal Guarantee of Raymond Baker
- Life Ins. In the full amount of the loan on Raymond Baker

I. STATEMENT OF PURPOSE

The purpose of this request is to secure \$100,000 in financing to purchase Video Entertainment Plus, Inc. d/b/a Waldrons (VEP/Waldrons) located in Sidney, NY. The current owner will provide \$65,000 in financing and Raymond Baker will provide \$35,000 in equity for a total project cost of \$200,000.

II. PROJECT OVERVIEW

VEP/Waldrons flooring sales, appliance sales and service have been in operation in Sidney, NY for the past 42 years. Current owner, Andrew Matviak plans to retire and sell the business. VEP/Waldrons provides a full range of kitchen solutions offering major top brand appliance sales, appliance removal, appliance parts, service, repair and professional installation employing a dedicated kitchen designer and installation team, enabling clients to seamlessly plan, customize, and execute complete kitchen remodels. In addition to appliances, the company supplies and installs a wide selection of flooring options tailored to the needs of residential households, ensuring durability, functionality, and aesthetic appeal. They also sell air conditioners, dehumidifiers, grills and more.

VEP/Waldrons is part of a buying co-op for appliances that gives them an advantage in pricing for their customers. All appliances and flooring are paid for up front and not financed. This allows VEP to negotiate the prices and sell at a good price. Appliance orders are placed on Tuesdays and delivered on Thursdays weekly with the buying group.

Store hours are Monday – Friday 9:00 am – 6:00 pm, Saturdays 9 am – 12:00 pm., with sales staff available for appliance and flooring sales and kitchen designs. Deliveries and installations are scheduled for three days a week; in home appliance repairs are scheduled 9:00 am – 6:00 pm, Monday- Friday.

III. DESCRIPTION OF PROPERTY

VEP/Waldrons is located at 89 Main Street, Sidney NY. The building is situated on .32 acres and consists of 5,350 square feet with ample parking. VEP/VEP/Waldrons comprise most of the building while the other part is home to Houndstooth Bakery and Boutique. The rent for VEP/VEP/Waldrons is \$33,600/year and payable monthly for \$2,800

In addition to the store, the lease includes a warehouse located at 27 Cartwright Ave for inventory overflow and flooring material. 27 Cartwright Ave consists of a 2,000 sq./ft. building situated on a 75X109 lot. The rent for the warehouse is \$12,000/year and payable monthly for \$1,000.

IV. MANAGEMENT AND PERSONNEL

Raymond Baker has many years of management experience, he is currently the Mayor of the Village of Sidney, owns his own carpet cleaning business for over 5 years and is the Executive Director for Sidney United Way. These positions require full management and operations experience, budget forecasts,

inventory management, employee relations including hiring and firing. Raymond Baker will learn all aspects of the business operation while the current staff remains in their current positions. The seller, Andy, will stay on during the transition time, at no cost, to ensure a smooth transition of ownership. Raymond will be as active in the day-to-day operations as needed and will oversee the general operations, inventory management and customer satisfaction as needed. He will utilize the current employees in their positions and see if they want to take on any additional duties and responsibilities of the operations.

VEP/Waldrons currently employs seven (7) people not including the owner. This includes the following:

- Office Manager
- Carpet Sales and Installation
- Kitchen Designer
- Repair Technician
- (3) Delivery Drivers – Part Time

LOAN CLASSIFICATION: IA-

XI. POSITIVE ATTRIBUTES

- Positive cash flow from actual numbers
- Business has been in operation for over 40 years
- Applicant will retain current job and business

XII. NEGATIVE ATTRIBUTES

- Collateral is based on inventory
- Negative net worth of borrower

XIII. MITIGATES

- Positive cashflow from actual numbers
- Applicant will retain current job and business

TERM SHEET

Catskill Watershed Corporation Board Report

Borrower: **Video Entertainment Plus, Inc.**
89 Main Street
Sidney, NY 13838

REDI-Loan Request: \$100,000
Rate: 4.50% (5 year adjustable)
Term: 10 years
Amortization: 10 years
CWC Monthly Payment: \$1,036.38
Other Monthly Payment: \$658.09
Total Monthly Payments: \$1,694.48
Type: Retail/Service
County: Delaware
Town: Sidney

Uses of Funds

	CWC	Seller Note	Equity	Total
Business Purchase/Inventory	\$95,000	\$40,000	\$15,000	\$150,000
FF&E	\$3,000	\$25,000	\$7,000	\$35,000
Working Capital	-	-	\$13,000	\$13,000
Soft Costs	\$2,000	-	-	\$2,000
TOTAL	\$100,000	\$65,000	\$35,000	\$200,000

Debt Service Coverage/Cash Flow/Classification

Actual 2025 DSC	1.90:1
Proforma Yr. 1	2.11:1
Breakeven @ 94.4% of Proforma Yr. 1	1.00:1
Collateral Coverage	1.10:1
Net Worth Rating	-
Loan Classification	IB-

Security:

- 1st Position lien on furniture, fixtures, equipment, inventory and AR
- Personal Guarantee of Raymond Baker
- Life Ins. In the full amount of the loan on Raymond Baker

