

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

MINUTES

February 3, 2026

I. Called to Order at 11:06 AM

II. Pledge of Allegiance: Led by Tina Molé

III. Roll Call of Directors

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

Members Excused: Thomas Snow, Christopher Mathews and Thomas Hoyt

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

Others Present: Aaron Bennett (NYCDEP), Nick Sadler (NYCDEP), John Schwartz (NYCDEP), Matt Gianetta (NYCDEP), Mike Maloney (NYSDOH), Pat Palmer (NYSDOH), Karen Stainbrook (NYSDEC) and Joan Lawrence-Bauer (Walton Reporter).

Others Present Via Zoom: John Wimbush (Department of State WPPC Coordinator), Morgan Tarbell (NYSDOH), Pauline Wanjugi (NYSDOH), Tom Stalter (NYCDEP), Dymitry Ostapyshyn (NYCDEP), Nick Carbone (Watershed Affairs Coordinator), Heidi Emrich (Ulster County Environmental Planner), Mike Meyer (NYCDEP).

IV. Review and Approval of January 6, 2026, Board Minutes – Tab 1

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 – Tab 2

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

Voice Vote carried unanimously.

Executive Director’s Report – Tab 3

Executive Director’s Report was received and approved as submitted upon motion by Tina Molé.

Committee Schedule – Tab 4

Committee Schedule was received and approved as submitted upon motion by Tina Molé.

Committee Meeting Minutes – Tab 5

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

VI. Public Discussion: – Samantha announced that she will be taking a new Board member photo on March 3, 2026.

VII. Presentation of Resolutions

A motion to table Tab 6, Resolution No. 5834, was received and approved as submitted upon motion by Tina Molé

MOA 145 – Stonewall Windham LLC – Tab 6

February 3, 2026

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.

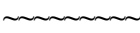
COST BREAKOUT	
Design:	\$59,907.11
Construction:	\$1,725,945
Total:	\$1,785,852.11
15% Contingency:	\$267,877.82
TOTAL:	\$2,053,729.93
50% Election	\$1,026,864.96
PROGRAM ALLOCATION	
FSW Funding	\$513,432.48
MOA-145 Funding	\$513,432.48

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.



A motion to approve Tab 7 to Tab 11, Resolution No. 5960 to Resolution No. 5964, was made by Innes Kasanof and seconded by Allen Hinkley.

Septic Over \$30,000 – Linda Jones – Tab 7

February 3, 2026

RESOLUTION NO. 5960

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
LINDA JONES**

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 Five Hundred Fifty-Two Dollars (\$42,552.00); 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-Two Thousand Five Hundred Fifty-Two Dollars (\$42,552.00) 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-Two Thousand Five Hundred Fifty-Two Dollars (\$42,552.00) 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-Two Thousand Five Hundred Fifty-Two Dollars (\$42,552.00).

Linda Jones Over \$35,000:

Address: 383 Federal Hill Road, Delhi NY 3753

Town: Delhi

Bedrooms: 3

Engineer: Headwaters Engineering, PLLC

Contractor: A&M Excavating

Sign In Date: 3/1/25

Design Application Received By DEP: 7/30/25

Design Application Deemed Complete: 8/12/25

Date Recommended for DEP Design Approval: 9/3/25

2-Year Deadline: 3/21/27

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$42,552.00, \$42,929.00 and \$46,255.00. Major components of this system include a 1,000-gallon septic tank, 220 linear feet of gravity pipe, one distribution box, 260 cubic yards of absorption fill material, 160 linear feet of Presby pipe, 19 cubic yards of C-33 sand, 129 linear feet of vent pipe, 90 linear feet of curtain drain, 25 linear feet of

curtain drain outlet pipe, 30 linear feet of access road, remove four trees, a temporary culvert 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 \$42,552.00.

Septic Over \$30,000 – Edison Lopez – Tab 8

February 3, 2026

RESOLUTION NO. 5961

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$30,000:
EDISON LOPEZ**

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-Four Thousand Nine Hundred Ninety-Nine Dollars (\$32,130.36); 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-Two Thousand One Hundred Thirty Dollars and Thirty-Six Cents (\$32,130.36) 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-Two Thousand One Hundred Thirty Dollars and Thirty-Six Cents (\$32,130.36) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Two Thousand One Hundred Thirty Dollars and Thirty-Six Cents (\$32,130.36).

Edison Lopez Over \$30,000:

Address: 12293 Route 23A, Prattsville NY 12468

Town: Lexington

Bedrooms: 2

Engineer: Praetorius & Conrad P.C.

Contractor: GR Excavating Inc.

Sign In Date: 1/3/25

Design Application Received By DEP: 6/7/25

Design Application Deemed Complete: 8/4/25

Date Recommended For DEP Design Approval: 8/4/25

2-Year Deadline: 1/3/27

Homeowner and CWC staff received a quote from a contractor in the amount of \$32,130.36. Major components of this system include a 1,250-gallon septic tank, one pump chamber, 20 linear feet gravity pipe, 49 linear feet of force main, an effluent filter, one distribution box, 20 cubic yards of absorption fill material, 216 square feet of Eljen units, 16 cubic yards of C-33 sand, three risers, 40 linear feet of access road,

decommission a second septic tank, spread and reclaim excess material and site restoration. We received a quote for \$32,130.36. 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 \$32,130.36.

Septic Over \$30,000 – Tawney Meres – Tab 9

February 3, 2026

RESOLUTION NO. 5962

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
TAWNY MERES**

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 Sixty-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00); 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 Sixty-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00) 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 Sixty-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00) 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-Two Thousand Eight Hundred Twenty-Six Dollars (\$62,826.00).

Tawny Meres Over \$35,000:

Address: 6212 County Highway 26, Hamden NY 13782

Town: Hamden

Bedrooms: 3

Engineer: Steele Brook Engineering PLLC

Contractor: VanDusen Backhoe & Landscape Service

Sign In Date: 9/6/24

Design Application Received By DEP: 1/22/25

Design Application Deemed Complete: 2/5/25

Date Recommended for DEP Design Approval: 2/14/25

2-Year Deadline: 9/6/26

Homeowner and CWC staff received four quotes from unrelated contractors for the amount of \$62,826.00, \$71,435.00 \$88,055.00 and \$102,505.56. Major components of this system include a 1,000-gallon septic tank,

one pump chamber, 125 linear feet of gravity pipe, 152 linear feet of force main, an effluent filter, 131 cubic yards of absorption fill material, 100 cubic yards of random fill material, three peat modules, 60 linear feet of swale, three risers, 60 linear feet of access road, remove eight trees and two stumps, 30 linear feet of six-inch sleeve 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 \$62,826.00.

Septic Over \$30,000 – Doug Strait – Tab 10

February 3, 2026

RESOLUTION NO. 5963

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
DOUG STRAIT**

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 Two Hundred Thirty Dollars (\$43,230.00); 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 Two Hundred Thirty Dollars (\$43,230.00) 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 Two Hundred Thirty Dollars (\$43,230.00) 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 Two Hundred Thirty Dollars (\$43,230.00).

Doug Strait Over \$35,000:

Address: 92 Alby Way, Prattsville NY 12468

Town: Prattsville

Bedrooms: 3

Engineer: Doug Strait P.E.

Contractor: James E. Rion

Sign In Date: 2/12/24

Design Application Received By DEP:

Design Application Deemed Complete: 6/18/25

Date Recommended for DEP Design Approval: 6/18/25

2-Year Deadline: 2/12/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$43,230.00, \$61,816.62 and \$62,924.10. Major components of this system include a 1,000-gallon septic tank, a siphon chamber, 227 linear feet of gravity pipe, an effluent filter, one distribution box, 387 cubic yards of absorption fill material, 240 linear feet of absorption trench, 90 linear feet of curtain drain, 70 linear feet of curtain drain outlet pipe, three cleanouts, three risers, 180 linear feet of access road and site restoration. The lowest quote is within 10% of the staff estimated cost of construction. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of \$43,230.00.

Septic Over \$30,000 – Gregory Wetzel – Tab 11

February 3, 2026

RESOLUTION NO. 5964

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$35,000:
GREGORY WETZEL**

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 One Hundred Sixty-Five Dollars (\$42,165.00); 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-Two Thousand One Hundred Sixty-Five Dollars (\$42,165.00) 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-Two Thousand One Hundred Sixty-Five Dollars (\$42,165.00) 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-Two Thousand One Hundred Sixty-Five Dollars (\$42,165.00).

Gregory Wetzel Over \$35,000:

Address: 511 Wolf Hollow Road, Andes NY 13731

Town: Andes

Bedrooms: 2

Engineer: John Bolger P.E.

Contractor: LaFever Excavating Inc.

Sign In Date: 6/24/24

Design Application Received By DEP: 2/25/24

Design Application Deemed Complete: 3/14/25

Date Recommended for DEP Design Approval: 6/16/25

2-Year Deadline: 6/24/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$42,165.00, \$45,442.00 and \$51,375.50. Major components of this system include a 1,000-H2O gallon septic tank, one H2O pump chamber, 23 linear feet of gravity pipe, 26 linear feet of force main, 39 cubic yards of absorption fill material, 150 linear feet of Presby pipe, 30 cubic yards of C-33 sand, 34 linear feet of vent pipe, four cast iron risers, four additional riser sections, spread and reclaim material 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 \$42,165.00.

Voice Vote carried unanimously.



A motion to approve Tab 12, Resolution No. 5965, was made by Richard Parete and seconded by John Kosier.

Septic Over \$30,000 – Expanded Septic Program – Tibet House Inc: Menla Retreat & Day Spay – Tab 12

February 3, 2026

RESOLUTION NO. 5965

**BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER \$30,000:
TIBET HOUSE INC. - EXPANDED SEPTIC PROGRAM**

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

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

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44); and

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

WHEREAS, the CWC staff have determined the contractor’s quote of Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44) 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 Forty-Two Thousand Eight Hundred Seventy-Five Dollars and Forty-Four Cents (\$42,875.44).

Tibet House US Inc. Backup

Expanded Septic Program: Menla Retreat & Day Spa

Address: 48 Northwest Road, Phoenicia NY 12464

Town: Shandaken

Bedroom: 4

Engineer: Civil 1

Contractor: Chad Davis Contracting

Sign In Date: 04/25/25

Design Application Received By DEP: 5/20/25

Design Application Deemed Complete: 6/12/25

Date Recommended For DEP Design Approval: 11/6/25

2-Year Deadline: 04/05/27

Property owner and CWC staff received a quote from a contractor in the amount of \$42,875.44. Major components of this system include a 1,250-gallon septic tank, 69 linear feet of gravity pipe, 308 cubic yards of absorption fill material, 150 linear feet of Presby pipe, 75 cubic yards of C-33 sand, 10 linear feet of vent pipe, 92 linear feet of silt fence, 160 linear feet of access road, 2,200 square feet of jute fabric, remove 15 trees, set the septic tank with a large excavator, decommission a second dry well and site restoration. The quote is within 10% of CWC’s estimated cost of construction. The Septic Committee recommends that the CWC Board approve reimbursement in an amount not to \$42,875.44.

Voice Vote carried unanimously.



A motion to approve Tab 13 to Tab 17, Resolution No. 5966 to Resolution No. 5970, was made by Arthur Merrill and seconded by James Sofranko.

Septic Over \$30,000 – Additional Cost – Tara Buckley – Tab 13

February 3, 2026

RESOLUTION NO. 5966

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

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 5730, the CWC Board approved reimbursement to Tara Buckley in an amount not-to-exceed Eighty Thousand Five Hundred Eight Dollars and Ninety-Five Cents (\$80,508.95); 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 Forty-Five Thousand Five Hundred Nine Dollars and Sixteen Cents (\$45,509.16); 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 Forty-Five Thousand Five Hundred Nine Dollars and Sixteen Cents (\$45,509.16); and

WHEREAS, CWC staff have determined that One Hundred Twenty-Six Thousand Eighteen Dollars and Eleven Cents (\$126,018.11) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of One Hundred Twenty-Six Thousand Eighteen Dollars and Eleven Cents (\$126,018.11) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of One Hundred Twenty-Six Thousand Eighteen Dollars and Eleven Cents (\$126,018.11).

Tara Buckley Backup

Address: 7066 State Route 28, Shandaken NY 12481

Town: Shandaken

Engineer: Christopher DiChiaro P.E.

Contractor: Eberhardt Excavation LLC

This project was previously approved for \$80,508.95. The contractor discovered at the beginning of construction that the access route quoted was not possible due to wet conditions that were not present during design. An access road had to be built from State Route 28 to deliver materials to the site. This required 35 less feet of access road. This amount was quoted back, but the contractor had to get a DOT access permit, hire flaggers, get an MPT sign package and rent a crash truck. The existing drainage ditch had to be changed to a deep curtain drain and swale. The contractor had quoted rerouting existing storm drainage on the west side of the house. When excavation began, it became apparent that it needed replacement. An additional 90 linear feet of culvert pipe and a catch basin were installed. A third grey water line and a cesspool were discovered. The line was connected to the new system Several large boulders were encountered that were unsuitable for backfill. They were spread and reclaimed on site. Topsoil, seed and mulch had to be spread over a larger area. The contractor has requested \$45,509.16 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 \$45,509.16 for total reimbursement not-to-exceed \$126,018.11.

Septic Over \$30,000 – Additional Cost – Ryan Holland – Tab 14

February 3, 2026

RESOLUTION NO. 5967

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

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 Ryan Holland in the amount not-to-exceed One Thousand Six Hundred Eighty-Four Dollars and Twenty Cents (\$1,684.20) for installation of a one thousand two hundred fifty-gallon septic tank; and

WHEREAS, in April of 2025 the project was approved in the amount not-to-exceed Thirty-One Thousand Four Hundred Seventy-Nine Dollars and Sixty Cents (\$31,479.60); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Thousand Two Hundred Ten Dollars and Eighty Cents (\$1,210.80); and

WHEREAS, CWC staff have determined that One Thousand Two Hundred Ten Dollars and Eighty Cents (\$1,210.80) 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 Three Hundred Seventy-Four Dollars and Sixty Cents (\$34,374.60) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Four Thousand Three Hundred Seventy-Four Dollars and Sixty Cents (\$34,374.60).

Ryan Holland Backup

Address: 289 McNaught Hill Road, Bovina NY 13740

Town: Bovina

Engineer: John Bolger P.E.

Contractor: Tweedie Construction Services Inc.

This project was previously approved for \$1,684.20 to install a 1,250-gallon septic tank in 2010 for a former owner. \$31,479.60 was approved in April 2025 to replace the absorption field. The engineer directed the contractor to install 100 linear feet of curtain drain to prevent the pump chamber from being flooded. The contractor has requested \$2,018.00 for the added work. This is a secondary residence eligible for 60% reimbursement. $\$2,018.00 \times 60\% = \$1,210.80$. This amount appears to be reasonable and justified. The total project cost will be \$34,374.60. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Ryan Holland in the amount not to exceed \$1,210.80 for additional costs to build his septic system.

Septic Over \$30,000 – Additional Cost – Nicholas Lewis – Tab 15

February 3, 2026

RESOLUTION NO. 5968

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE

OVER \$30,000 – ADDITIONAL COSTS:

NICHOLAS LEWIS

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 4804, the CWC Board approved reimbursement to Nicholas Lewis in an amount not-to-exceed Thirty-Four Thousand Four Hundred Forty-Eight Dollars and Twenty-Three Cents (\$34,448.23); 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 One Hundred Seventy-Two Dollars and Sixty Cents (\$3,172.60); and

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

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand One Hundred Seventy-Two Dollars and Sixty Cents (\$3,172.60); and

WHEREAS, CWC staff have determined that Thirty-Seven Thousand Six Hundred Twenty Dollars and Eighty-Three Cents (\$37,620.83) 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-Seven Thousand Six Hundred Twenty Dollars and Eighty-Three Cents (\$37,620.83) 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 Six Hundred Twenty Dollars and Eighty-Three Cents (\$37,620.83).

Nicholas Lewis Backup

Address: 489 Takanasee Road, Fleischmanns NY 12430

Town: Middletown

Engineer: Rex Sanford P.E.

Contractor: Josh Construction

This project was previously approved for \$34,448.23. The septic tank delivery truck was unable to navigate the access road to set the tank behind the house. The contractor had to use a large excavator to carry and set the tank. Large rocks and boulders had to be removed from trench areas to complete the system. The contractor brought 30 cubic yards of absorption fill material to backfill absorption trenches. The contractor has requested \$3,172.60 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 \$3,172.60 for total reimbursement not-to-exceed \$37,620.83.

Septic Over \$30,000 – Additional Cost – Ryan Rowlett – Tab 16

February 3, 2026

RESOLUTION NO. 5969

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

RYAN ROWLETT

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

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

WHEREAS, on September 3, 2024, by Resolution Number 5395, the CWC Board approved reimbursement to Ryan Rowlett in an amount not-to-exceed Forty-One Thousand Five Hundred Twenty-Five Dollars (\$41,525.00); 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 Two Thousand Three Hundred Thirty-One Dollars and Twenty-Five Cents (\$2,331.25); 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 Two Thousand Three Hundred Thirty-One Dollars and Twenty-Five Cents (\$2,331.25); and

WHEREAS, CWC staff have determined that Forty-Three Thousand Eight Hundred Fifty-Six Dollars and Twenty-Five Cents (\$43,856.25) 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 Forty-Three Thousand Eight Hundred Fifty-Six Dollars and Twenty-Five Cents (\$43,856.25) 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 Forty-Three Thousand Eight Hundred Fifty-Six Dollars and Twenty-Five Cents (\$43,856.25).

Ryan Rowlett Backup

Address: 2325 County Highway 8, Roxbury NY 12474

Town: Roxbury

Engineer: John Bolger P.E.

Contractor: Jim Peters Excavating LLC

This project was previously approved for \$41,525.00. A large buried concrete slab was discovered when the contractor began excavation to install the Fuji aerobic unit. Five hours of hammering were required to attain necessary depth. The contractor has requested \$2,331.25 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 \$2,331.25 for total reimbursement not-to-exceed \$43,856.25.

RESOLUTION NO. 5970

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

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

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty 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 5813, the CWC Board approved reimbursement to Laura White in an amount not-to-exceed Sixty Thousand Three Hundred Forty-Four Dollars and Forty-Five Cents (\$60,344.45); 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 Fourteen Thousand Seven Hundred Eighty-Six Dollars and Fifteen Cents (\$14,786.15); 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 Seven Hundred Eighty-Six Dollars and Fifteen Cents (\$14,786.15); and

WHEREAS, CWC staff have determined that Seventy-Five Thousand One Hundred Thirty Dollars and Sixty Cents (\$75,130.60) 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-Five Thousand One Hundred Thirty Dollars and Sixty Cents (\$75,130.60) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Seventy-Five Thousand One Hundred Thirty Dollars and Sixty Cents (\$75,130.60).

Laura White Backup

Address: 64 Porcupine Road, Grahamsville NY 12740

Town: Denning

Engineer: Steele Brook Engineering

Contractor: Mammoth Excavation

This project was previously approved for \$60,344.45. While preparing to install absorption fill material, the contractor discovered that the water supply line to the house went through the planned absorption field. The engineer submitted a new design to NYCDEP re-locating the absorption field further up the hill. The new design required a pump chamber, two-inch force main an additional riser, more tree removal and spread and reclaim excess material removed for the pump chamber. The contractor has requested \$14,786.15 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 \$14,786.15 for total reimbursement not-to-exceed \$75,130.60.

Voice Vote carried unanimously.



A motion to approve Tab 18, Resolution No. 5971, was made by Joseph Cetta and seconded by Richard Parete.

Second Time Repair Eligibility – Christina Mitchell – Tab 18

February 3, 2026

RESOLUTION NO. 5971

BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY – CHRISTINA MITCHELL

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

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

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

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

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

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

Christina Mitchell Backup

The property is located in the town of Walton. This project was paid for in 2014 under our Priority 7 Program. A Second Time Repair was approved by the Committee and Board of Directors for a pump replacement. The pump has been replaced and paid for. The pump alarm continues to ring. The level in the pump chamber is too high. There may be electrical issues and possible infiltration. Exploratory work will need to be done to diagnose the problem. The homeowner had a maintenance pump out done in 2023. Discussion.

Voice Vote carried unanimously.



A motion to approve Tab 19, Resolution No. 5972, was made by John Kosier and seconded by Jeff Senterman.

Septic Maintenance Over \$1,000 – Joan & Robert Hunt – Tab 19

February 3, 2026

RESOLUTION NO. 5972

**BOARD APPROVAL OF SEPTIC MAINTENANCE OVER \$1,000:
JOAN AND ROBERT HUNT**

WHEREAS, pursuant to the 2002 and subsequent Filtration Avoidance and the Septic Maintenance Contract with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Maintenance Program and implement the Program consistent with the terms of said contract; and

WHEREAS, pursuant to section 10:01:03 of the CWC Septic Maintenance Program Rules Article 10, if the total amount requested for reimbursement is more than One Thousand Dollars (\$1,000.00), CWC staff shall forward the request with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed reimbursement request from property owners in the amount of One Thousand Nine Dollars (\$1,009.00); and

WHEREAS, the maintenance reimbursement request for this system is more than One Thousand Dollars (\$1,000.00); and

WHEREAS, the CWC staff have determined the eligible amount of One Thousand Nine Dollars (\$1,009.00) to be a reasonable cost for this maintenance; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the reimbursement of One Thousand Nine Dollars (\$1,009.00).

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system maintenance for reimbursement to be the total not-to-exceed amount of One Thousand Nine Dollars (\$1,009.00).

Septic Maintenance Over \$1,000.00 Backup

Joan and Robert Hunt

Address: 724 County Highway 3, Margaretville, New York 12455

Town: Middletown

Contractors: T. Dolph Inc.; LaFever Excavating, Inc. and Neal Many

Mr. and Ms. Hunt have submitted receipts for the following costs to pump out their septic tank. \$375.00 from T. Dolph Inc. to locate the septic tank. This required cutting the pipe to run a camera through the line. \$25.00 to repair the cut pipe was disallowed for a total of \$350.00. \$1,218.00 from LaFever Excavating, Inc. to uncover the tank with an excavator and install a six-inch riser with lid and five additional one-foot sections. \$450.00 from Neal Many for pumping the septic tank. \$350.00 + \$1,218.00 + \$450.00 = \$2,018.00. CWC Septic Maintenance Program Rules provide for 50% reimbursement, in this case \$1,009.00. Program Rules require Septic Committee and Board of Directors approval for Septic Maintenance Program funding requests over \$1,000.00. CWC Septic Committee recommends the CWC Board of Directors approve the reimbursement request.

Voice Vote carried unanimously.

A motion to approve Tab 20, Resolution No. 5973, was made by Arthur Merrill and seconded by Inness Kasanof.

Septic Program Rule Change – Tab 20

February 3, 2026

RESOLUTION NO. 5973

**MOA SEPTIC PROGRAM RULE CHANGE FOR REIMBURSEMENT OF PAST REPAIRS
OUTSIDE PRIORITY AREAS ON OR BEFORE DECEMBER 31, 2025**

WHEREAS, pursuant to the 1997 Watershed Memorandum of Agreement (Paragraph 124) and the Septic System Rehabilitations and Replacements Program Contract (the “Septic Program”) with NYCDEP, the CWC shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contract and CWC’s Septic Program Rules; and

WHEREAS, the CWC Septic Program Rules (Article 2-A) established priority areas for the CWC Septic Program, effective on July 1, 1999; and

WHEREAS, by Resolution Number 5602, the CWC Board of Directors approved a program rule change to Article 2-A to provide for reimbursement to homeowners outside of current priority areas who repaired or replaced their septic system prior to December 31, 2024; and

WHEREAS, watershed residents outside of the current CWC Septic Program priority areas have rehabilitated or replaced their septic systems after December 31, 2024; and

WHEREAS, the repair or replacement of these septic systems has been and will continue to benefit the water quality in the West of Hudson Watershed; and

WHEREAS, the CWC Septic Committee and CWC staff estimate that there is adequate funding and personnel to reimburse those residents who repaired or replaced their septic system between February 14, 2017, and December 31, 2025, regardless of whether or not those systems are located in an existing priority area.

NOW, THEREFORE BE IT RESOLVED, that the CWC Board approves the attached amendment of Article 2A of the CWC Septic Program Rules as described in Attachment A to provide for the reasonable and necessary reimbursement to individuals who repaired or replaced failed septic systems between February 14, 2017, and December 31, 2025, in areas within the West of Hudson Watershed but outside the CWC Septic Program priority areas.

ATTACHMENT A

Proposed changes are **underlined**.

Proposed deletions are **~~struck out~~**.

2:00:02:01 Reimbursement for Past Completed Repairs

1. The property owner of an eligible septic system within or outside current priority areas can be reimbursed under applicable program rules for eligible costs for repairs/replacement completed on or before ~~December 31, 2023~~ **DECEMBER 31, 2025** and as provided below. For reimbursements under this section only, CWC staff need not determine if the system was in failure or reasonably likely to fail prior to the repair/replacement.

a. For reimbursement requests received on or after **March 2, 2010**, an eligible system must have been repaired or replaced between February 14, 2017 and ~~December 31, 2023~~ **DECEMBER 31, 2025**. To be eligible for reimbursement, all homeowners must either:

- i. Provide copy of NYCDEP Final Construction Approval; or
- ii. For repairs/replacement that under the Watershed Regulations do not require NYCDEP Construction approval, such as in-kind septic tank replacements, either:
 1. Notify CWC within a reasonable time prior to such repair/replacement. CWC must witness the installation of repairs/replacements for which reimbursement is requested; or
 2. Submit the following to the CWC Board for approval:
 - a. Sufficient documentation, including invoices and canceled checks, demonstrating that such repair/replacement was completed and paid for; and
 - b. Affidavits signed by the homeowner and contractor, notarized by a notary public, attesting that:
 - i. The work for which reimbursement is requested was completed as described; and
 - ii. Payment was provided to the contractor as described in the documentation.

Upon receipt of all necessary documentation, and any required CWC Board approval, the CWC may pay a portion of reasonable and necessary costs of improvements made to such eligible septic system.

2. An eligible system repaired or replaced after ~~December 31, 2023~~ **DECEMBER 31, 2025** will follow Section 2:00:02:03.
3. Every property owner requesting reimbursement under the Septic Program must execute a program participation agreement.

Voice Vote carried unanimously.

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A motion to approve Tab 21, Resolution No. 5974, was made by Richard Parete and seconded by Allen Hinkley.

**FSW – Restriction of Earnings Transfer – Tab 21**

February 3, 2026

**RESOLUTION NO. 5974**

**FUTURE STORMWATER PROGRAM - RESTRICTION OF EARNINGS TRANSFER**

**WHEREAS**, the 1997 New York City Watershed MOA (MOA) allows for the Catskill Watershed Corporation (CWC) to establish a program to design, construct, implement and maintain new stormwater measures pursuant to stormwater pollution prevention plans required by 18-39(b)(3) of the watershed regulations; and

**WHEREAS**, the CWC established the Future Stormwater Program (Program) that provides reimbursement for eligible projects; and

**WHEREAS**, pursuant to the MOA Paragraph 128(d)(i) and (ii), the principal amount of Future Stormwater Funds may be used only to pay the cost of designing, constructing, permitting and implementing eligible stormwater projects, and may not be used to pay any operation or maintenance costs; and

**WHEREAS**, pursuant to the MOA Paragraph 128(d)(iii), earnings on Future Stormwater Funds may be used to pay for operation and maintenance costs directly related to or resulting from an eligible stormwater project; and

**WHEREAS**, the CWC Board of Directors passed Resolution No. 256 on April 24, 1999, that allocated all 1999 earnings in the Future Stormwater Program Fund to pay for operation and maintenance costs resulting from an eligible stormwater project; and

**WHEREAS**, the CWC Board of Directors passed Resolution No. 309 on October 26, 1999, which established that One Million Dollars (\$1,000,000) be set aside and that all earnings were reserved for paying approved operation and maintenance costs; and

**WHEREAS**, the CWC Board of Directors passed Resolution No. 800 on January 25, 2005, which allocated all Future Stormwater earnings to pay for operation and maintenance costs resulting from an eligible stormwater project; and

**WHEREAS**, the eligible Future Stormwater funding is less than \$1,000,000.00; and

**WHEREAS**, the CWC Finance Committee recommended transferring \$3,000,000.00 of operation and maintenance reserve funding to the Future Stormwater Program and continue reserving all interest earnings to pay for operation and maintenance costs; and

**NOW, THEREFORE, LET IT BE RESOLVED**, that the Board authorizes the transfer of \$3,000,000.00 from the operation and maintenance reserve to the Future Stormwater Program and to continue reserving all interest earnings to pay for operation and maintenance costs resulting from an eligible stormwater project.

*Voice Vote carried unanimously.*



A motion to approve Tab 22, Resolution No. 5975, was made by John Kosier and seconded by Allen Hinkley.

**FSW – Paul Haley Residence – Lake in the Sky Subdivision – Tab 22**

February 3, 2026

**RESOLUTION NO. 5975**

**BOARD REVIEW OF FUTURE STORMWATER PROGRAM APPLICATION FOR PAUL HALEY  
RESIDENCE  
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**, Paul Haley has applied for funding of eligible project costs in the amount of Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20) for design and construction of new stormwater controls related to the construction of a new residence in the Town of Gilboa; and

**WHEREAS**, the CWC share of stormwater funding is 50% of the eligible costs for this project because Paul Haley’s residence is part of a larger common plan of development; 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 Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20); 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 Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20).

**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.

**Paul Haley Residence – Lake in the Sky Subdivision**

**Program:** Future Stormwater

**Address:** 146 Lake in the Sky Drive Lot 26, Gilboa, NY

**Engineer:** Ed McCarthy

**Contractor:** Delaware Bulldozing Company

**Project Description:**

On May 7, 2020 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for the Haley Residence located in the Lake in the Sky Subdivision in the Town of Gilboa. The project is part of a larger common plan of development resulting in greater than 5-acres of land disturbance. A SWPPP was required by NYC DEP to meet the Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-15-02). The NYC DEP issued a construction acceptance letter for the project on October 28, 2025.

The project consisted of constructing a single-family residential home. Stormwater controls included erosion and sediment controls, multiple rain gardens, plantings, gutters, stormwater piping, a swale, plunge pool and level spreader. On December 11, 2025, Paul Haley applied to the CWC Future Stormwater program for the design and construction costs of implementing a SWPPP. CWC removed ineligible items from the request. Design and construction costs totaled Twenty-Two Thousand Nine Hundred Twelve Dollars and Forty Cents (\$22,912.40). The applicant has elected for 50% reimbursement of eligible costs or Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20).

| <b>COST BREAKOUT</b>      |                    |
|---------------------------|--------------------|
| Design:                   | \$2,250.00         |
| Construction:             | \$20,662.40        |
| <b>Total:</b>             | \$22,912.40        |
| 15% Contingency:          | \$0                |
| <b>TOTAL:</b>             | \$22,912.40        |
| <b>50% Election</b>       | <b>\$11,456.20</b> |
| <b>PROGRAM ALLOCATION</b> |                    |
| FSW Funding               | <b>\$11,456.20</b> |
| MOA-145 Funding           | \$0                |

The CWC recommends reimbursement of up to Eleven Thousand Four Hundred Fifty-Six Dollars and Twenty Cents (\$11,456.20) to Paul Haley for 50% of the costs associated with implementing a SWPPP required by NYC Watershed Regulations and the NYS DEC General Permit.

**Recommended Future Stormwater Funding not-to-exceed: \$11,456.20**

*Voice Vote carried unanimously.*



A motion to approve Tab 23, Resolution No. 5976, was made by Innes Kasanof and seconded by Arthur Merrill.

**Policy – Records Retention Policy – Tab 23**

February 3, 2026

**RESOLUTION NO. 5976**  
**CWC RECORDS RETENTION POLICY**

**WHEREAS**, one of the purposes of the Catskill Watershed Corporation (CWC) is administration of watershed protection and partnership programs; and

**WHEREAS**, CWC pursuant to its by-laws agreed to comply with New York State Freedom of Information Law and Open Meetings Law; and

**WHEREAS**, both the New York State Freedom of Information Law and the various funding agreements between CWC and the City of New York require CWC to retain certain records for up to seven years; and

**WHEREAS**, the CWC Policy Committee has reviewed and recommends adoption of the CWC Records Retention Policy to ensure compliance with New York State Freedom of Information Law and funding agreements with the City of New York, and to permanently maintain limited records of historical value, for program efficiency, or to assist the public.

**NOW, THEREFORE BE IT RESOLVED**, that the CWC Board of Directors adopts the attached Records Retention Policy, and that the Records Retention Policy shall be further amended from time to time based upon experience and information and as CWC deems necessary.

*Voice Vote carried unanimously.*



A motion to approve Tab 24, Resolution No. 5977, was made by Richard Parete and seconded by Jeff Senterman.

**Operating – 2026 Operating V Budget – Tab 24**

February 3, 2026

**RESOLUTION NO. 5977**  
**CWC 2026 FISCAL YEAR OPERATING FUNDS AGREEMENT BUDGET APPROVAL**

**WHEREAS**, the Catskill Watershed Corporation (CWC) is a not-for-profit local development corporation located in Arkville, in the Town of Middletown, Delaware County; and

**WHEREAS**, the City, as set forth in the Watershed MOA, agreed to fund several watershed protection programs in the West of Hudson Watershed to be administered by CWC; and

**WHEREAS**, pursuant to the Watershed MOA, CWC agreed to serve as program manager and to identify projects and allocate and disburse program funds to each project in accordance with agreements entered into with each identified recipient of the funds, and the City provided funds for CWC’s related operational costs (Operating I Agreement); and

**WHEREAS**, pursuant to 2007 and 2017 Filtration Avoidance Determinations and as a requirement of 2010 Water Supply Permit issued by New York State Department of Environmental Conservation, CWC and New York City Department of Environmental Protection (NYCDEP) have entered into subsequent Operating Agreements (Operating Agreements II, III, and IV) whereby the City has provided funding for CWC’s operational expenses; and

**WHEREAS**, by Resolution 3755, CWC Board of Directors approved an agreement (Operating Funds V) with New York City Department of Environmental Protection (NYCDEP) for funding of the operation of CWC activities; and

**WHEREAS**, pursuant to the Operating V Agreement, CWC is required to annually submit budget to NYCDEP approved by CWC Board of Directors for expenses to be paid with funds from the Operating V Agreement, including building expenses and stormwater technical assistance position; and

**WHEREAS**, by Resolution 5900 CWC Board of Directors approved a 2026 Operating Budget; and

**WHEREAS**, NYCDEP requested a separate CWC Board approved budget for the Operating Funds V Contract; and

**NOW THEREFORE LET IT BE RESOLVED**, that the CWC Board of Directors approves the Fiscal Year 2026 Operating V budget attached hereto.

*Voice Vote carried unanimously.*



A motion to approve Tab 25, Resolution No. 5904, was made by Arthur Merrill and seconded by Innes Kasanoff.

**CFF – SBDC Amended Resolution – Tab 25**

February 3, 2026

**AMENDED 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 Fifty Thousand Dollars (\$50,000.00) 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 Jeff Senterman and seconded by James Sofranko.

The Board re-entered regular session at 11:25 AM

A motion to approve Tab 26, Resolution No. 5978, was made by Innes Kasanof and seconded by Arthur Merrill.

RESOLUTION NO. 5978

APPROVAL OF SEASONED HOSPITALITY, LLC

BUSINESS LOAN

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

WHEREAS, Seasoned Hospitality, LLC, have applied for a One Hundred Seventy-Five Thousand Dollar (\$175,000) loan for a term of twenty (20) years, at a rate of four and three hundred seventy-five thousandths of a percent (4.375%), such that the outstanding principal is fully paid on the two hundred fortieth (240th) payment date, for the renovation costs, furniture fixtures and equipment, inventory, working capital and soft costs in association with the property located at 654 Main Street, Margaretville, NY; and

WHEREAS, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for Seasoned Hospitality, LLC; and

WHEREAS, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for Seasoned Hospitality, LLC; and

WHEREAS, the CWC Loan Committee has recommended approval of the CWC Loan application from Seasoned Hospitality, LLC; 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 Seasoned Hospitality, LLC. application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of a One Hundred Seventy-Five Thousand Dollars (\$175,000) loan for a term of twenty (20) years, at a rate of four and three hundred seventy-five thousandths of a percent (4.375%), such that the outstanding principal is fully paid on the two hundred fortieth (240th) payment date, for the renovation costs, furniture fixtures and equipment, inventory, working capital and soft costs in association with the property located at 654 Main Street, Margaretville, 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 Seasoned Hospitality, LLC.

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to **Seasoned Hospitality, LLC.** located in the Town of Middletown, 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 654 Main Street, Margaretville, NY owned by Seasoned Hospitality LLC 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 654 Main Street, Margaretville, 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) Seasoned Hospitality, LLC. located 654 Main Street, Margaretville, NY, will operate as a restaurant
 - (ii) The project is located in the Town Middletown .
 - (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 Windham.
 - (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.

VIII. Announcements from the Chair

IX. Board Member Discussion – Next Meeting March 3, 2026

X. Adjourned 11:26 AM