

CATSKILL WATERSHED CORPORATION

Board of Directors Meeting

DRAFT MINUTES

March 3, 2026

I. Called to Order at 11:44 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, George Haynes, Jr, Innes Kasanof, Allen Hinkley, Jeff Senterman, John Kosier, James Sofranko and Christopher Mathews.

Members Excused: Thomas Snow, Thomas Hoyt and Arthur Merrill

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

Others Present: Aaron Bennett (NYCDEP), Nick Sadler (NYCDEP), Pat Palmer (NYSDOH), Karen Stainbrook (NYSDEC), Joan Lawrence-Bauer (Walton Reporter), Morgan Tarbell (NYSDOH) Heidi Emrich (Ulster County Environmental Planner), Mike Meyer (NYCDEP), Kristina Gutches (NYSDEC) and Gerson Tavares (NYCDEP).

Others Present Via Zoom: Pauline Wanjugi (NYSDOH), Tom Stalter (NYCDEP), Dymitry Ostapyshyn (NYCDEP), Nick Carbone (Watershed Affairs Coordinator), Mike Maloney (NYSDOH), Matt Gianetta (NYCDEP) and Ted Nitza (Ulster County Civil/Environmental Engineer).

IV. Review and Approval of February 3, 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 Joseph Cetta and seconded by John Kosier.

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 reminded the CWC Board Members that a new group photo will be taken immediately following the meeting.

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

March 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.

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A motion to approve Tab 7, Resolution No. 5979, was made by Richard Parete and seconded by Allen Hinkley.

**Septic Over \$30,000 – Hossam Banaja – Tab 7**

March 3, 2026

**RESOLUTION NO. 5979**

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

**HOSSAM BANAJA**

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

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

**WHEREAS**, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Sixty-Nine Thousand Six Hundred Ten Dollars (\$69,610.00); 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-Nine Thousand Six Hundred Ten Dollars (\$69,610.00) 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-Nine Thousand Six Hundred Ten Dollars (\$69,610.00) 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-Nine Thousand Six Hundred Ten Dollars (\$69,610.00).

**Hossam Banaja Over \$35,000:**

Address: 2046 Windfall Road, Walton NY 13856

Town: Tompkins

Bedrooms: 5

Engineer: Steele Brook Engineering PLLC

Contractor: Ben Reynolds Construction Company Inc.

Sign In Date: 10/31/24

Design Application Received By DEP: 02/07/25

Design Application Deemed Complete: 02/14/25

Date Recommended for DEP Design Approval: 07/19/25

2-Year Deadline: 10/31/26

Homeowner and CWC staff received three quotes from unrelated contractors for the amount of \$69,610.00, \$71,050.00 and \$71,105.00. Major components of this system include a 1,500-gallon septic tank, a siphon chamber, 286 linear feet of gravity pipe, an effluent filter, one distribution box, 515 cubic yards of absorption fill material, 360 linear feet of absorption trench, 115 linear feet of curtain drain, 105 linear feet of curtain drain outlet pipe, 115 linear feet of swale, two cleanouts, three risers, 80 linear feet of access road, remove one tree, remove a rock wall, 15 linear feet of six-inch sleeve and site restoration. We received a quote for \$69,610.00. The low is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommends to the Board of Directors that they accept this reimbursement request of \$69,610.00.

*Voice Vote carried unanimously.*

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A motion to approve Tab 8, Resolution No. 5980, was made by Innes Kasanof and seconded by Joseph Cetta.

Septic Over \$30,000 – Additional Costs – Frank Messineo – Tab 8

March 3, 2026

RESOLUTION NO. 5980

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

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 5738, the CWC Board of Directors approved reimbursement to Frank Messineo in an amount not to exceed Thirty-One Thousand Four Hundred Seventy-Six Dollars (\$31,476.00); and

WHEREAS, CWC staff has reviewed additional construction invoices, the eligible amount for the septic system repair is Four Thousand Five Hundred Fifty-One Dollars and Seventy-Five Cents (\$4,551.75); 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 Fifty-One Dollars and Seventy-Five Cents (\$4,551.75); and

WHEREAS, CWC staff have determined that Thirty-Six Thousand Twenty-Seven Dollars and Seventy-Five Cents (\$36,027.75) 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 Thirty-Six Thousand Twenty-Seven Dollars and Seventy-Five Cents (\$36,027.75) 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 Twenty-Seven Dollars and Seventy-Five Cents (\$36,027.75).

Frank Messineo Backup

Address: 90 Harvest Lane, Bovina Center NY 13740
Town: Bovina
Engineer: Steele Brook Engineering PLLC
Contractor: LaFever Excavating Inc.

This project was previously approved for \$42,006.58. Shallow ledge rock was encountered while installing the septic tank and siphon chamber. The contractor hammered for 17 hours to attain necessary depths. The contractor has requested \$7,586.25 for the added work. This amount appears to be reasonable and justified. This is a secondary residence eligible for 60% reimbursement, $\$7,586.25 \times 60\% = \$4,551.75$. The total project cost will be \$36,027.75. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Frank Messineo in the amount not to exceed \$4,551.75 for additional costs to build his septic system.

Voice Vote carried unanimously.

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A motion to approve Tab 9 to Tab 11, Resolution No. 5981 to Resolution No. 11, was made by John Kosier and seconded by Allen Hinkley.

**Second Time Repair Eligibility – Deanna Osborn – Tab 9**

March 3, 2026

**RESOLUTION NO. 5981**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY – DEANNA OSBORN**

**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, Deanna Osborn, 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.

**Deanna Osborn Backup**

The property is located in the Town of Roxbury. This project was paid for in 1997 under our Reimbursement Program, under a previous owner. There is a hole in the bottom of the septic tank and water is leaking through the hole. The homeowner had a maintenance pump out done in 2025.

**Second Time Repair Eligibility – Saverio Prisco – Tab 10**

March 3, 2026

**RESOLUTION NO. 5982**

**BOARD APPROVAL OF MOA SEPTIC PROGRAM - SECOND TIME REPAIR ELIGIBILITY – SAVERIO PRISCO**

**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, Saverio Prisco, 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.

**Saverio Prisco Backup**

The property is located in the Town of Delhi. This project was paid for in 2010 under our Priority 4 Program. The pump and breaker had stopped working and needed to be replaced. The work has been completed, and the system seems to be functioning again. The homeowner had maintenance pump outs done in 2017 and 2025.

**Second Time Repair Eligibility – Lynda Rutherford – Tab 11**

March 3, 2026

**RESOLUTION NO. 5983**

**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**

The property is located in the Town of Hurley. This project was paid for in 2014 under our Priority 1B Program. Two second time repairs were approved by the Committee and Board of Directors for a pump replacement and replacement of a broken pipe. The homeowner continued to have issues and her contractor found the conduit and electrical wiring were not working correctly. The contractor replaced the conduit and wiring, and the system seems to be functioning again. The homeowner had maintenance pump outs done in 2017, 2021 and 2025.

*Voice Vote carried unanimously.*



A motion to approve Tab 12, Resolution No. 5984, was made by John Kosier and seconded by James Sofranko.

**FHMIP – Maple Ave. Hobart – Design of Relocation of Public Utilities – Tab 12**

March 3, 2026

**RESOLUTION NO. 5984**

**CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION**  
**VILLAGE OF HOBART – DESIGN OF RELOCATION OF PUBLIC UTILITIES**

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

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

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

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

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

**WHEREAS**, the Town of Stamford and Village of Hobart completed a local flood analysis for the Village of Hobart which recommended upsizing a culvert under Maple Avenue to reduce upstream flooding impacts; and

**WHEREAS**, the CWC FHMIP Rules provide that CWC may fund design costs for alterations to aspects of public infrastructure and stream construction projects at a cost not to exceed ten percent of the costs of construction; and

**WHEREAS**, The Village of Hobart submitted an application to CWC of Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) to complete the design of relocating public utilities that will be required in order to upsize the existing culvert under Maple Avenue; and

**WHEREAS**, the CWC Wastewater Committee recommended that the CWC Board of Directors approve Village of Hobart’s application in an amount not to exceed Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) for the cost of design of relocating public utilities in order to upsize the culvert under Maple Avenue.

**NOW, THEREFORE, LET IT BE RESOLVED**, that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves funding to the Village of Hobart in an amount not to exceed Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) for the cost of design of relocating public utilities in order to upsize the Maple Avenue culvert in the Village of Hobart.

**Flood Hazard Mitigation Implementation Program**

**Village of Hobart – Design of Relocating of Public Utilities**

**Property Owner:** Village of Hobart  
**Contact Person:** Aaron Kaufman  
**Address:** P.O. Box 53, Hobart, NY 13788  
**LFA Recommendation:** Yes  
**Property Category:** Multiple  
**Phase:** Design  
**Project Description:**

The Village of Hobart is requesting funding in the amount of \$11,750.00 to complete a design for relocating village owned utilities that will be required due to upscaling an undersized 5ft culvert under Maple Ave. to a three-sided box culvert. This project is a recommendation in the Stamford Local Flood Analysis accepted by the Village Board in December 2020.

The culvert replacement has been designed by Delaware Engineering with funding from Delaware County Soil and Water Conservation District (DCSWCD). The design did not include the relocation of utilities for the new 10’x7’ box culvert which is expected to handle the 100-year flood and remove four residences from the FEMA Special Flood Hazard Area.

The CWC Wastewater Committee recommends reimbursement of up to Eleven Thousand Seven Hundred Fifty Dollars (\$11,750.00) to the Village of Hobart for design costs related to utility relocation needed in order to upsize the culvert under Maple Ave.

*Voice Vote carried unanimously.*

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A motion to approve Tab 13, Resolution No. 5985, was made by Joseph Cetta and seconded by Innes Kasanof.

FHMIP – Walton CSD Bus Garage – Relocation Property Design – Tab 13

March 3, 2026

RESOLUTION NO. 5985

FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

PROPERTY PROTECTION MEASURES –CRITICAL COMMUNITY FACILITY RELOCATION

PROPERTY DESIGN– WALTON CSD BUS GARAGE

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

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

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

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

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

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

WHEREAS, on May 6, 2014, by Resolution Number 2460, the CWC Board of Directors approved program rules for the CWC Flood Hazard Mitigation Program (the “Program Rules”); and

WHEREAS, the Town and Village of Walton completed a local flood analysis for the Village of Walton which recommended that relocation of the Walton CSD bus garage; and

WHEREAS, Walton CSD submitted an application to CWC for design costs related to relocating the school’s bus garage in an amount not to exceed Five Hundred Fifty-Two Thousand Seventy-Two Dollars (\$552,072.00); and

WHEREAS, CWC Stormwater/Wastewater Committee recommends the CWC Board approve the application of Walton CSD for design costs related to relocating the school’s bus garage in an amount not to exceed Five Hundred Fifty-Two Thousand Seventy-Two Dollars (\$552,072.00).

NOW, THEREFORE BE IT RESOLVED, that the CWC Board of Directors the CWC Board approve the application of Walton CSD for design cost related to relocating the school’s bus garage in an amount not to exceed Five Hundred Fifty-Two Thousand Seventy-Two Dollars (\$552,072.00).

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

FHMIP Application

Walton CSD Bus Garage Relocation

Property Owner: Walton Central School District
Contact Person: Corey Phraner
Address: 47-49 Stockton Avenue, Walton, NY 13856
LFA Recommendation: Yes
Property Category: Critical Community Facility
Phase: Design
Project Description:

The Walton Central School District is requesting funding in the amount of \$955,587.00 in design funding for relocating the school’s bus garage. The bus garage is currently located on Delaware Street in the Village of Walton and is located within the regulatory floodway of West Brook and West Branch Delaware Rivers and has been subject to repeated flooding. Relocation of this critical community facility is a recommendation in the Walton Local Flood Analysis.

The bus garage relocation is part of a larger \$21.3 million capital project of which the school district is planning on contributing approximately \$1.75 million towards. Stormwater design and construction costs will be applied for in a separate application to the CWC. The Village has passed a resolution allowing the school district to participate in the NYC Funded Flood Buyout Program.

The school district plans to relocate the bus garage to a district-owned property adjacent to the Walton Central High School Campus on Stockton Avenue. This parcel is located outside the regulatory floodway and would improve this critical community facilities ability to transport students during extreme weather events as well as reduce future flood damage and recovery cost.

The school district is eligible for design costs up to 10% of the estimated construction cost of \$14,976,491.00. The school has received an estimate for design cost of \$955,587.00.

The costs associated with stormwater design, bidding and construction oversight have been removed, resulting in a revised design application total of \$552,072.00. We anticipate that the school will submit a request for bidding oversight as an additional design expense at a later date. CWC staff recommends funding of up to Five Hundred Fifty-Two Thousand Seventy-Two Dollars (\$552,072.00) to the Walton Central School District for design costs related to relocating the district’s bus garage.

Voice Vote carried unanimously.

A motion to approve Tab 14, Resolution No. 5986, was made by James Sofranko and seconded by Innes Kasanof.

FHMIP – You Can’t Change Me LLC – Relocation Feasibility Study – Tab 14

March 3, 2026

RESOLUTION NO. 5986

CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION
CAN’T CHANGE ME LLC – RELOCATION FEASIBILITY STUDY

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

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized

that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and

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

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

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

WHEREAS, Can’t Change Me LLC submitted an application in the amount of Five Thousand Dollars (\$5,000.00) to complete a feasibility study to assess the potential relocation of the Lexington Hotel.

WHEREAS, CWC Wastewater Committee recommends the CWC Board of Directors approve the application of Can’t Change Me LLC in the amount of Five Thousand Dollars (\$5,000.00) to assess the feasibility of relocation of the Lexington Hotel.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves funding to Can’t Change Me LLC for their application in the amount of Five Thousand Dollars (\$5,000.00) for feasibility for relocation of the Lexington Hotel.

NOW THEREFORE, LET IT BE FURTHER RESOLVED, that the completed feasibility study must contain a codes, zoning, and regulatory compliance assessment for the proposed relocation property, impact analysis to surround properties showing no adverse impacts, structural evaluation that the hotel can be moved and relocated, and analysis of any potential conflicts the post office building may present for future Route 42 bridge replacement and other LFA recommendations, as well as recommendations addressing those identified conflicts.

Flood Hazard Mitigation Implementation Program
Can’t Change Me LLC – Relocation Feasibility Costs

Property Owner: Can’t Change Me LLC (Lexington Hotel)

Contact Person: Samantha Weiss

Address: 17 CR-13A, Lexington, NY 12452

LFA Recommendation: Yes

Property Category: Other

Phase: Feasibility

Project Description:

Can't Change Me LLC is requesting funding in the amount of \$5,000.00 to assess the feasibility of relocating the Lexington Hotel. The hotel is currently located within the floodway of the Schoharie Creek and has been impacted by past flooding including during Hurricane Irene. The Town Board has revised the Towns' LFA to include relocation of the hotel as a recommendation.

This applicant intends to relocate the hotel across County Route 13A to an area partially located within the 500-year floodplain. Here, the owners would like to reopen the hotel, add a restaurant and convert the barn to an event space.

The CWC Board of Directors previously denied funding for a feasibility study to assess flood protection or potential relocation of the structure as this was not a recommendation of the Towns' LFA at the time.

CWC Wastewater Committee recommends reimbursement of up to Five Thousand Dollars (\$5,000.00) for Can't Change Me LLC to complete a feasibility assessment of the potential relocation of the Lexington Hotel.

Voice Vote carried unanimously.

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A motion to waive Rule 14 was made by Tina Mole without objection to one Handout Resolution.

**Handout Resolution – Building Maintenance Agreement**

March 3, 2026

**RESOLUTION NO. 5988**  
**CWC BUILDING MAINTENANCE AGREEMENT - ELEVATOR**

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

**WHEREAS**, in 2020 CWC completed construction of a new headquarters building on County Highway 38 in the Town of Middletown, Delaware County, New York; and

**WHEREAS**, CWC issued a request for proposal for maintenance of elevator at 669 County Highway 38 from August 1, 2021 to December 31, 2026 and such bids were due at 4:00 pm on June 23, 2021; and

**WHEREAS**, no bids were received and CWC previously received a proposal from Kone, Inc. for such services and verified that such proposal was still acceptable; and

**WHEREAS**, the CWC Finance Committee, reviewed the proposal received, recommended the CWC Board authorized a contract with Kone Inc. for a not-to-exceed amount of Fifteen Thousand Dollars (\$15,000.00) at rates described in Attachment A for a term ending December 31, 2026, for maintenance of elevator at 669 County Highway 38.

**WHEREAS**, Resolution #4148 authorized the Executive Director to a contract with Kone Inc. for a not-to-exceed amount of Fifteen Thousand Dollars (\$15,000.00) at rates described in Attachment A for a term ending December 31, 2026, for maintenance of elevator at 669 County Highway 38; and

**WHEREAS**, the CWC Finance Committee reviewed and recommended additional funding of Three Thousand Dollars (\$3,000.00) with Kone Inc. for an amount not to exceed Eighteen Thousand Dollars (\$18,000.00).

**WHEREAS**, the CWC Finance Committee reviewed and recommends additional funding of Seven Thousand Dollars (\$7,000.00) with Kone Inc. for an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00).

**NOW THEREFORE BE IT RESOLVED**, CWC Board of Directors approves additional funding of Seven Thousand Dollars (\$7,000.00) and authorizes the Executive Director of payment(s) to Kone Inc. in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) for a term ending July 31, 2027 for maintenance of elevator at 669 County Highway 38.

*Voice Vote carried unanimously.*

**Executive Session** A motion to enter executive session was made by Joseph Cetta and seconded by Innes Kasanof to discuss financial and credit matters of particular persons.

The Board re-entered regular session at 12:10 PM

A motion to approve Tab 15, Resolution No. 5987, was made by Innes Kasanof and seconded by Arthur Merrill.

**CFF – Business Loan – Osmanli Properties LLC. – Tab 15**

March 3, 2026

**RESOLUTION NO. 5987**

**APPROVAL OF OSMANLI PROPERTIES 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**, Osmanli Properties LLC has applied for a Nine Hundred Sixty-Nine Thousand Five Hundred Eighty Dollar (\$969,580.00) loan for a term of twenty (20) years, at a rate of Four and three hundred seventy-five thousandths percent (4.375%), 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 Renovation of 444 Main Street, Franklin, NY, and soft costs; and

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

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

**WHEREAS**, the CWC Loan Committee has recommended approval of the CWC Loan application from Osmanli Properties 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 Osmanli Properties LLC's application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Nine Hundred Sixty-Nine Thousand Five Hundred Eighty Dollars (\$969,580.00) for a term of twenty (20) years, at a rate of four and three hundred seventy-five thousandths percent (4.375%), 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.

**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 Osmanli Properties LLC**

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to Osmanli Properties LLC located in the Town of Franklin, 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 444 Main Street, Franklin NY, owned by Osmanli Properties LLC will use the proceeds of this loan to be brought 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 444 Main Street, Franklin, NY, owned by Osmanli Properties LLC is currently subject to enforcement actions by a 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) Osmanli Properties LLC located at 444 Main Street, Franklin, NY, will operate as a Mix used rental property
  - (ii) The project is located in the Town of Franklin.
  - (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 Franklin.
- (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 April 7, 2026**

**X. Adjourned 12:12 PM**