

CATSKILL WATERSHED CORPORATION
Wastewater / Stormwater Committee Agenda
Tuesday, May 5, 2026 @ 9:00AM

- I. Call to Order
- II. Review minutes of April 7, 2026 meeting
- III. Wastewater / Stormwater

1. Community Wastewater Management Program

General Project Updates:

CWMP III

Halcottsville
Shokan

2. Future Stormwater Program

KCK Bearsville Holding Co, LLC

Program: FSW/MOA-145

Address: 1003 Cold Brook Road, Boiceville, NY 12412

Engineer: A. Diachishin & Associates, P.C.

Contractor: 3rd Generation Builders

Tax Parcel ID: 36.1-2-2.1

Project Description:

On October 29, 2024, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for KCK Bearsville Holding Co., LLC located in Boiceville, NY. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of the construction of a single-family residence and 1,400-foot-long driveway up steep slopes. The total site disturbance was 5.5-acres.

Stormwater controls on the site include erosion and sediment controls, vegetated swales, a large bioretention basin, and two large infiltration basins.

KCK Bearsville Holding Co., LLC submitted an application on April 1, 2026. Engineering and construction costs totaled Four Hundred Thirty-Seven Thousand Four Hundred Fifty-Five Dollars (\$437,455.00). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of Two Hundred Eighteen Thousand Seven Hundred Twenty-Seven Dollars and Fifty Cents (\$218,727.50). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or One Hundred Nine Thousand Three Hundred Sixty-Three Dollars and Seventy-Five Cents (\$109,363.75) from each program.

| COST BREAKOUT | |
|----------------------|--------------|
| Design: | \$12,455.00 |
| Construction: | \$425,000.00 |

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|---------------------------|---------------------|
| Total: | \$437,455.00 |
| 15% Contingency: | \$0 |
| TOTAL: | \$437,455.00 |
| 50% Election | \$218,727.50 |
| PROGRAM ALLOCATION | |
| FSW Funding | \$109,363.75 |
| MOA-145 Funding | \$109,363.75 |

The CWC recommends reimbursement of up to One Hundred Nine Thousand Three Hundred Sixty-Three Dollars and Seventy-Five Cents (\$109,363.75) from both the Future Stormwater Program and the MOA-145 Program to KCK Bearsville Holding Co., 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 \$109,363.75
Recommended MOA-145 Funding Request not to exceed \$109,363.75

Pine Hill Terrace LLC

Program: FSW/MOA-145

Address: Phoebe Lane, Delhi NY

Engineer: Headwaters Engineering

Contractor: Clark Companies

Project Description:

On March 31, 2026, NYC DEP approved a Stormwater Pollution Prevention Plan (SWPPP) for Pine Hill Terrace LLC for a Building Apartment Complex on Phoebe Lane in Delhi, NY. The project required a NYC DEP Stormwater Pollution Prevention Plan (SWPPP) approval to meet Watershed Regulations. In addition, a SWPPP is required for coverage under the NYS DEC General Permit for Stormwater Discharges from Construction Activities.

The proposed project will consist of three two-story apartment buildings, an asphalt driveway and gravel parking areas. The project is anticipated to disturb 3.8 acres.

Stormwater controls on the site include erosion and sediment controls, filter strips, storm sewers, and two large bioretention basins.

Pine Hill Terrace LLC submitted an application on April 1, 2026, representing design costs and estimated SWPPP inspections totaling Eighteen Thousand Five Hundred Dollars (\$18,500.00). Construction costs will be submitted as an additional application. The applicant has elected 50% reimbursement of the eligible amount and is considered a small business; therefore, costs will be split between the Future Stormwater Program and the MOA-145 Program, or Four Thousand Six Hundred Twenty-Five Dollars (\$4,625.00) from each program.

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| COST BREAKOUT | |
| Design: | \$18,500.00 |
| Construction: | \$0 |
| Total: | \$18,500.00 |
| 15% Contingency: | \$0 |
| TOTAL: | \$18,500.00 |

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|---------------------------|-------------------|
| 50% Election | \$9,250.00 |
| PROGRAM ALLOCATION | |
| FSW Funding | \$4,625.00 |
| MOA-145 Funding | \$4,625.00 |

The CWC recommends reimbursement of up to Four Thousand Six Hundred Twenty-Five Dollars (\$4,625.00) from both Stormwater Programs to Pine Hill Terrace LLC for the design of a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed \$4,625.00
Recommended MOA-145 Funding Request not to exceed \$4,625.00

EMILY REID: O&M

Program: Future Stormwater
Address: Lot 6: 625 Clum Hill Road, Hunter, NY
Engineer: Kaaterskill Associates
Contractor: Kevin Thompson & Son Excavating
Tax ID #: 182.00-3-36

Project Description:

On June 12, 2025, DEP issued a construction acceptance letter for Emily Reid’s Residence located on Clum Hill Road, in the Town of Hunter. A Stormwater Pollution Prevention Plan (SWPPP) was required 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-0-20-001).

The project consisted of constructing a single-family residential home. Stormwater controls installed included two stormwater planters and a rain garden. The operation and maintenance include routine inspections, mowing, weeding, mulch replacement, vegetation pruning, and vegetation replacement when needed.

On April 15, 2026, Emily Reid applied to the CWC Future Stormwater program for O&M costs of implementing a SWPPP. Anticipated O&M costs are estimated at One Thousand Dollars (\$1,000.00) per year. CWC extends O&M contracts over 5 years, therefore increasing the O&M amount to Five Thousand Dollars (\$5,000.00). The applicant had previously elected for 50% of stormwater costs, or Two Thousand Five Hundred Dollars (\$2,500.00).

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|---------------------------|-------------------|
| COST BREAKOUT | |
| Yearly: | \$1,000.00 |
| 5 Year Contract: | \$5,000.00 |
| 50% Election | \$2,500.00 |
| PROGRAM ALLOCATION | |
| FSW Funding | \$2,500.00 |
| MOA-145 Funding | \$0 |

The CWC recommends reimbursement of up to Two Thousand Five Hundred Dollars (\$2,500.00) to Emily Reid for 50% of the costs associated with implementing a SWPPP required by the Watershed Regulations and the DEC General Permit.

Recommended Future Stormwater Funding not-to-exceed: \$2,500.00

3. Stormwater Retrofit Program

No new applications

4. Local Flood Hazard Mitigation:

Property Owner: Town of Shandaken
Contact Person: Town Supervisor Babs Mansfield
Address: 7209 Route 28, Shandaken, NY 12480
LFA Recommendation: Yes
Property Category: Critical Community Facility
Phase: Property Purchase
Project Description:

The Town of Shandaken has submitted an application requesting \$261,400.00 in funding to support the acquisition of property for the relocation of its Town Hall complex, which includes the Town Hall, Highway Garage, dog pound, and recycling center. The existing complex is located within FEMA's Special Flood Hazard Area, and its relocation is identified in the Shandaken Local Flood Analysis (LFA).

The Town commissioned an updated feasibility study to evaluate several potential sites within Shandaken. One of the sites identified through this study—an approximately 20-acre parcel located along Route 28 in Big Indian, just east of Golf Course Road—is currently under contract for purchase by the Town. In addition, Ulster County has expressed its intent to relocate its Shandaken highway garage substation, which is presently situated within the 500-year floodplain, to this same parcel.

CWC Staff recommends funding in the amount of Two Hundred Sixty-One Thousand Four Hundred Dollars (\$261,400.00) to the Town of Shandaken to support the property acquisition and associated soft costs necessary to facilitate the relocation of the Town Hall complex.

Property Owner: Town of Denning
Contact Person: Town Supervisor Dave Brooks
Address: P.O. Box 277, Claryville, NY 12740
LFA Recommendation: Yes
Property Category: Public Infrastructure
Phase: Design
Project Description:

The Town of Denning has requested additional funding in the amount of \$63,160.00 for design cost associated with the stabilizing the Rondout Creek streambank along the Peekamoose Road.

The Town previously submitted an application and was approved by the CWC Board for \$80,000.00 in design funding, representing 10% of the estimated construction cost based on a preliminary estimate provided by Chazen. Since that time, the Town has retained SLR to complete the design. SLR has submitted an updated proposal estimating total design costs at \$143,160.00. This increase reflects the limited usability of prior work completed by Chazen, which is now considered too outdated to incorporate into the current design effort.

Current program rules limit design funds at 10% of estimated construction funds, however CWC staff recommends additional funding of up to Sixty-Three Thousand One Hundred Sixty Dollars (\$63,160.00) for the Town of Denning to complete design for their streambank stabilization project along Peekamoose Road.

Property Owner: Village of Hunter
Contact Person: Michelle Yost
Address: 17 Bridge Street, Hunter, NY 12442
LFA Recommendation: Yes
Property Category: Critical Community Facility/Other
Phase: Construction
Project Description:

The Village of Hunter has submitted an application for construction costs associated with relocating the Hunter Fire Department to a new property located outside of the Special Flood Hazard Area. Relocation of this critical community facility is a recommendation in the Hunter LFA and is integral to facilitating the upsizing of the Bridge Street Bridge, which currently acts as a hydraulic constriction during 10-year flood events and greater.

The Village has secured a \$1.97 million New York State Climate Smart Communities grant through the Consolidated Funding Application (CFA) process. This award requires a 50% local match, resulting in a total Village share of \$2,619,115.

The CWC Board has previously approved up to \$550,000.00 in funding for construction and wastewater-related costs. Based on current project estimates, the remaining funding shortfall for the Village is \$1,209,265.

CWC staff recommends approval of additional funding for 50% of the remaining eligible construction costs, in an amount not to exceed \$604,632.50, contingent upon joint determination of eligibility by DEP.

Property Owner: Shandaken Theatrical Society Inc.
Contact Person: Michael Connor
Address: 10 Church Street, Phoenicia, NY 12464
LFA Recommendation: Yes
Property Category: Infrastructure
Phase: Feasibility
Project Description:

Shandaken Theatrical Society, Inc. has submitted an application requesting \$5,000.00 in feasibility study funding to evaluate potential property protection measures for the Phoenicia Playhouse. The property is located within the 100-year floodplain, and the Town's Local Flood Analysis (LFA) recommends that properties in this area pursue site-specific mitigation strategies.

CWC staff recommends funding in the amount of \$5,000.00 to the Shandaken Theatrical Society to complete a feasibility study assessing property protection measures.

Project Description:

5. Other:

IV. Next meeting scheduled for Tuesday, June 2, 2026 @ 9:00AM

V. Adjournment