



Catskill Watershed Corporation

669 County Hwy 38 • Suite 1 • Arkville, NY 12406

Tel: (845) 586 -1400

Fax: (845) 586 -1401

Website: www.cwconline.org

EMAIL COVER SHEET

To: WASTEWATER COMMITTEE

ATTN: Tina Molé
Shilo Williams
Jeff Senterman
Allen Hinkley
James Sofranko
Thomas Snow
Christopher Mathews
Joseph Cetta
John Kosier

CC: CWC Staff, John Schwartz, Michael Meyer, Matthew Giannetta, Thomas Stalter, Gerson Tavaréz and Aaron Bennett

SUBJECT: WASTEWATER COMMITTEE MEETING NOTICE

DATE: Tuesday, August 4, 2026

TIME: START: 9 AM

LOCATION: Catskill Watershed Corporation Building

Additional Instructions:

Please be advised that the Wastewater Committee meeting has been scheduled. Below please find the agenda and minutes from the previous meeting. If you have any questions or concerns, please contact John Mathiesen, Eric Lane or Racheal Burger.

NOTICE OF PRIVILEGE AND CONFIDENTIALITY

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CATSKILL WATERSHED CORPORATION
Wastewater / Stormwater Committee Agenda
Tuesday, August 4, 2026 @ 9:00AM

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

Election of the Chairperson

1. Community Wastewater Management Program

General Project Updates:

CWMP III

Halcottsville
Shokan

2. Future Stormwater Program

Windham Mountain Partners, LLC

Program: FSW

Address: 19 Resort Drive, Windham NY

Engineer: Katterskill Engineers

Contractor: Ryan Martin Excavating

Tax Parcel ID: 95.00-7-15

Project Description:

On September 12, 2025, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Windham Mountain Partners LLC located in Windham, NY. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC General Permit.

The construction of the project is estimated to disturb over 27 acres of land. The proposed project includes 46 townhouses, 20 single family house lots, associated roadways, walking paths and green spaces with amenities. It encompasses 21 tax parcels at the base of Windham Mountain Ski Resort. Construction is anticipated to take 3-4 years.

Stormwater controls include erosion and sediment controls, 32 Rain gardens, 27 stormwater planters, 13 bioretention basins, 84 culverts, 49 drainage structures, 21 drainage channels, and an underground stormtech chamber system. The design will also utilize the existing snowmaking pond and forebay for additional treatment.

Windham Mountain Partners LLC submitted an application on April 29, 2026. The project is to be constructed in 5 phases. The current application is for phases #1-3 for years 2026-2027. An additional funds application for phases #4&5 will be submitted at a later date and is estimated to cost \$1,633,935. Engineering and construction costs with a CWC added 15% contingency totaled Two Million Six Hundred Forty-Four Thousand Three Dollars and Forty-Eight Cents (\$2,644,003.48). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of One Million Three Hundred

Twenty-Two Thousand One Dollars and Seventy-Four Cents (\$1,322,001.74). Funding for this project will be from the future stormwater program as the applicant is considered a large business.

COST BREAKOUT	
Design:	\$166,773.46
Construction:	\$2,132,360.00
Total:	\$ 1,234,687.89
15% Contingency:	\$344,870.02
TOTAL:	\$2,644,003.48
50% Election	\$1,322,001.74
PROGRAM ALLOCATION	
FSW Funding	\$1,322,001.74
MOA-145 Funding	\$0

The CWC recommends reimbursement of up to One Million Three Hundred Twenty-Two Thousand One Dollars and Seventy-Four Cents (\$1,322,001.74) from the Future Stormwater Program to Windham Mountain Partners LLC for the design and construction costs of implementing a SWPPP required by NYC DEP Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$1,322,001.74

Wellington Landlord, LLC

Program: MOA-145

Address: 310 Main Street, Pine Hill, NY 12465

Engineer: Brinnier & Larios

Contractor: The Homesquad Inc.

Tax Parcel ID: 4.46-1-32.110

Project Description:

On April 22, 2026, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for the Wellington Landlord, LLC project located in Pine Hill, NY. The project required NYC DEP review and approval of a small project SWPPP to meet Watershed Regulations. Coverage under the NYS DEC General Permit was not required as the total project site disturbance is less than one (1) acre.

The construction of the proposed project will disturb 0.54 acres of land with new impervious surfaces 0.17 acres. The project consists of renovating a historic two-story hotel into 10 affordable living units and grocery store in the ground floor commercial space.

Stormwater controls at the site include erosion and sediment controls, rain gardens, trench drain, and catch basins with associated piping.

The applicant submitted an application on June 23, 2026. Engineering and construction costs with a 15% contingency totaled Two Hundred Sixty-Two Thousand Eight Hundred Twenty-One Dollars and Eighty-One Cents (\$262,821.81). The applicant has elected for 100% reimbursement of all NYC DEP stormwater costs. The project is considered a low-income housing project therefore the project will be funded out of the MOA-145 program.

COST BREAKOUT	
Design:	\$ 30,360.00
Construction:	\$198,180.70
Total:	\$228,540.70
15% Contingency:	\$34,281.11
TOTAL:	\$262,821.81
100% Election	\$262,821.81
PROGRAM ALLOCATION	
FSW Funding	\$0
MOA-145 Funding	\$262,821.81

CWC staff recommends reimbursement of up to Two Hundred Sixty-Two Thousand Eight Hundred Twenty-One Dollars and Eighty-One Cents (\$262,821.81) from the MOA-145 program to Wellington Landlord LLC for the design and construction costs of implementing a SWPPP required by NYC Watershed Regulations.

Recommended MOA-145 Stormwater Funding Request not to exceed \$262,821.81

3. Stormwater Retrofit Program

No new applications

4. Local Flood Hazard Mitigation:

Property Owner:

Contact Person:

Address:

LFA Recommendation:

Property Category:

Phase:

Project Description:

5. Other: Village of Hobart Maple Ave Concern - Backup on Page 48

IV. Next meeting scheduled for Tuesday, September 1, 2026 @ 9:00AM

V. Adjournment



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

APPLICANT INFORMATION			
APPLICANT NAME: Windham Mountain Partners, LLC		TITLE: Peter Calabria & Matt Smith	
APPLICANT MAILING ADDRESS: PO Box 459 Windham, NY 12496			
PROJECT ADDRESS: 344 & 360 South Street Windham, NY 12496			
TELEPHONE NUMBER: 518-734-4300 ext 1307		APPLICANT EMAIL ADDRESS: matt@mdslp.com / pcalabria@windhammountainclub.com	
AUTHORIZED REPRESENTATIVE NAME: Ciera Hommel		AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: 518-677-9667 ext 207 / c.hommel@keaeng.com	
PROJECT CONSULTANT INFORMATION			
ENGINEER: Scott Ouimet		EMAIL ADDRESS: s.ouimet@keaeng.com	
CONTRACTOR: Ryan Martin		EMAIL ADDRESS: ryanmartin4990@gmail.com	
OTHER:		EMAIL ADDRESS:	
PROJECT INFORMATION			
PROJECT TYPE: ☐ SINGLE-FAMILY ☐ MULTI-FAMILY ☒ SMALL BUSINESS* ☐ IRSP ☐ LOW INCOME HOUSING ☐ OTHER: _____			
* A small business is defined in the MOA as, residents in NYS, independently owned, operated, and employs one hundred (100) or less individuals. See section 5.00.03 of the Program Rules			
PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS:			
166,773.46 \$1,149,566.73			
SWPPP DESIGN COSTS: ☐ ESTIMATED ☒ ACTUAL Amount \$ 166,300.96		ELECTION FOR REIMBURSEMENT: ☒ 50% of <u>ALL</u> Stormwater costs (DEP & DEC) <u>OR</u> ☐ 100% Itemized <u>DEP ONLY</u> costs 50% Amount Requested: 1,149,330.48 100% Amount Requested: _____	
SWPPP CONSTRUCTION COSTS: ☒ ESTIMATED ☐ ACTUAL Amount \$ 2,132,360 (phases 1-3)			
TOTAL SWPPP COSTS: \$ 2,298,660.96 (phases 1-3)		METHOD OF PAYMENT: ☐ TWO-PARTY CHECK ☒ REIMBURSEMENT	
If costs are <u>ESTIMATED</u> , please include cost estimates from engineers and contractors. If costs are <u>ACTUAL</u> , \$2,299,133.46 include proof of payment for invoices.			
NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP Approval Date: 9/12/2025 Permit #: 2023-SC-0428-SP.1 DEP Representative: James Watkins		Is the projects stormwater plan required by state and/or federal government? ☒ YES ☐ NO (if yes please provide the below permit information)	
NYSDEC SPDES General Permit for Stormwater Discharges ☐ YES ☐ NO		Approval Date:	DEC Representative:
LIST OF ENCLOSED ATTACHMENTS (check all that apply)			
From NYC DEP: ☐ Notice of Violation (NOV) ☒ SWPPP Approval ☐ Construction Approval (CA) ☐ Notice of Violation Closure	From ENGINEER: ☒ Full SWPPP ☐ As-Built Drawings ☒ Operation & Maintenance Plan	From NYS DEC: ☒ Notice of Intent (NOI) ☐ Notice of Incomplete Application (NOICA)	Other: ☒ Design/Construction Invoices ☒ Proof of Payments ☒ W-9 ☐ Messages with DEP, Engineer, DEC, etc.
CERTIFICATION			
I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.			
PRINT CLAIMANT NAME	CLAIMANT SIGNATURE	DATE	
PETER CALABRIA		4/29/23	



**Environmental
Protection**

Rohit T. Aggarwala
Commissioner

September 12, 2025

Windham Mountain Partners, Llc
19 Resort Dr
Windham, NY 12496

Re: Application to engage in a Regulated Activity, Stormwater (SP)
Project Log # 2023-SC-0428-SP.1
19 Resort Dr; Town of Windham; Greene County
Tax Map No.: 95.00-7-15; Schoharie Reservoir Basin

Dear Windham Mountain Partners:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) was approved on September 10, 2025. The determination and associated conditions are enclosed, and copies of the approved design drawings have been sent to Kaaterskill Associates.

Please contact James Watkins at (845) 340-7226 at least two business days prior to the start of construction so that an inspection may be scheduled and to answer any questions you may have regarding this determination.

Sincerely,

James Watkins
Associate Project Manager
Kingston Project Review

c: Scott Ouimet, PE - Kaaterskill Associates (w/plans)
Code Enforcement Officer, Town of Windham
Rebecca Mitchell - NYSDEC
Rachael Burger - CWC
Watershed Inspector General



New York City Department of Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law.

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

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

Name of Project: Windham Mountain Resort Master Plan

Project Type: Application to engage in a Regulated Activity Stormwater (SP)

DEP Log #: 2023-SC-0428-SP.1

Property Location: 19 Resort Dr
Town of Windham; Greene County, New York
Tax Map # 95.00-7-15

Owner/Applicant: Windham Mountain Partners, Llc

Owner's Address: 19 Resort Dr
Windham, NY 12496

Drainage Basin: Schoharie Reservoir

General Description: The Project requires a SWPPP pursuant to Section 18-39 (b)(4)(i) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). The construction of the proposed project is estimated to disturb approximately 27.7 acres of land. The project consists of constructing 46 townhouses, 20 single family homes and roadways. The project is largely a redevelopment of existing impervious areas such as parking lots and roads. As such, at the completion of the project, there will be no overall increase in impervious area. Runoff reduction, stormwater management and treatment will be provided using rain gardens, planters, bioretention cells and ponds. The (SWPPP) shall be implemented in accordance with the report and plan titled "Stormwater Pollution Prevention Plan for Windham Mountain Club - Homes" prepared by Kaaterskill Associates dated October 27, 2023, last revised August 18, 2025 (which is attached hereto as, Appendix A).

Determination:☒ (XX) Approved☐ () Denied**Special Note Regarding Stormwater Reimbursement (*WOH only*)**

Stormwater tasks, components, measures and practices that were required exclusively by DEP to obtain DEP approval: DEP application, DEP design submission, DEP phone calls/meetings and design revision to address DEP comments. Coverage for a full SWPPP is also required by the NYSDEC. Aside from practices being sized on the 1-yr storm there are no additional DEP requirements.

]

Conditions of Approval:

This approval is granted subject to the following conditions:

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

8. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated.

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

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

- (2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of Windham Mountain Resort Master Plan.
- (3) Buyer's obligation to install and maintain all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.
- (4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the Property, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein

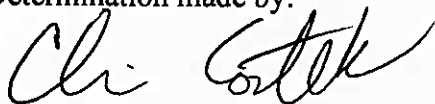
Prior to conveying title to the Property, the Seller shall submit to the New York City Department of Environmental Protection a proposed deed containing the real covenants and restrictions.

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

Date: September 12, 2025

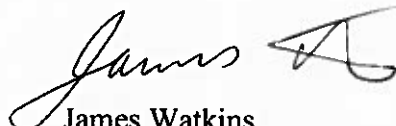
Windham Mountain Resort Master Plan
19 Resort Dr, Town of Windham Greene
95.00-7-15
Schoharie Reservoir
2023-SC-0428-SP.1

Determination made by:



Chris Costello, PE
Supervisor
Kingston Project Review

Recommended for approval by:



James Watkins
Associate Project Manager
Kingston Project Review

APPENDIX A

The following documents were prepared by Kaaterskill Associates for Windham Mountain Club:

Sheet	Description	Dated	Last Revised
C 0.00	Cover Page	10/27/23	8/14/25
C 0.01	Adjoining Parcels Map	10/27/23	8/14/25
C 0.02	Adjoining Parcels Information	10/27/23	8/14/25
C 1.00	Existing Conditions Overall	10/27/23	8/14/25
C 1.01	Existing Conditions - Area 1	10/27/23	8/14/25
C 1.02	Existing Conditions – Area2	10/27/23	8/14/25
C 1.03	Existing Conditions – Area 3	10/27/23	8/14/25
C 1.04	Existing Conditions – Area4	10/27/23	8/14/25
C 1.05	Demolition Plan	10/27/23	8/14/25
C 2.00	Proposed Conditions Overall	10/27/23	8/14/25
C 2.01	Proposed Conditions - Area1	10/27/23	8/14/25
C 2.02	Proposed Conditions – Area 2	10/27/23	8/14/25
C 2.03	Proposed Conditions – Area 3	10/27/23	8/14/25
C 2.04	Proposed Conditions – Area 4	10/27/23	8/14/25
L 0.00	Landscape General Legend & Notes	10/27/23	8/14/25
L 1.00	Landscape Site Plan Overall	10/27/23	8/14/25
L 1.01	Landscape Site Plan – Area 1	10/27/23	8/14/25
L 1.02	Landscape Site Plan – Area 2	10/27/23	8/14/25
L 1.03	Landscape Site Plan – Area 3	10/27/23	8/14/25
L 1.04	Landscape Site Plan – Area 4	10/27/23	8/14/25
L 1.05	Planting Schedule	10/27/23	8/14/25
L 2.00	Overall Lighting Plan	10/27/23	8/14/25
L 2.01	Lighting Plan – Northeast	10/27/23	8/14/25
L 2.02	Lighting Plan – Southwest	10/27/23	8/14/25
C 3.00	Utility Plan Overall	10/27/23	8/14/25
C 3.01	Utility Plan – Area 1	10/27/23	8/14/25
C 3.02	Utility Plan – Area 2	10/27/23	8/14/25
C 3.03	Utility Plan – Area 3	10/27/23	8/14/25
C 3.04	Utility Plan - Area 4	10/27/23	8/14/25
C 4.00	Stormwater Plan Overall	10/27/23	8/14/25
C 4.01	Stormwater Plan – Area 1	10/27/23	8/14/25
C 4.02	Stormwater Plan - Area 2	10/27/23	8/14/25
C 4.03	Stormwater Plan – Area 3	10/27/23	8/14/25
C 4.04	Stormwater Plan – Area 4	10/27/23	8/14/25
C 5.00	Existing Drainage Areas	10/27/23	8/14/25
C 6.00	Proposed Drainage Areas	10/27/23	8/14/25
C 6.01	Proposed Drainage Areas Enlarged	10/27/23	8/14/25
C 7.00	Sequencing Plan – Overall	10/27/23	8/14/25
C 7.01	Sequencing Plan - E&SC 1	10/27/23	8/14/25
C 7.02	Sequencing Plan - E&SC 2	10/27/23	8/14/25
C 7.03	Sequencing Plan - E&SC 3	10/27/23	8/14/25
C 7.04	Sequencing Plan - E&SC 4	10/27/23	8/14/25

C 7.05	Sequencing Plan - E&SC 5	10/27/23	8/14/25
C 7.06	Sequencing Plan - E&SC 6 & 7	10/27/23	8/14/25
C 7.07	Sequencing Plan - E&SC 8 & 9	10/27/23	8/14/25
C 8.00	Area of Disturbance	10/27/23	8/14/25
C 9.01	Resort Drive Plan and Profile	10/27/23	8/14/25
C 9.02	Resort Drive Plan and Profile	10/27/23	8/14/25
C 9.03	Cave Mountain Drive Plan and Profile	10/27/23	8/14/25
C 9.04	Cave Mountain Drive and Waters Edge Way Plan and Profile	10/27/23	8/14/25
C 9.05	Willow Way Plan and Profile	10/27/23	8/14/25
C 9.06	Ember Lane, Snowflake Lane & Wiseacres Way Plan & Profile	10/27/23	8/14/25
C 9.07	Truck Turning Along Cave Mountain Road	10/27/23	8/14/25
C 9.08	Truck Turning Along Willow Way & Water's Edge Way	10/27/23	8/14/25
C 9.09	Truck Turning Along Ember Lane & Wiseacre Way	10/27/23	8/14/25
C 10.01	Sewer Plan and Profile 1 & 6	10/27/23	8/14/25
C 10.02	Sewer Plan and Profile 1	10/27/23	8/14/25
C 10.03	Sewer Plan and Profile 2 & 3	10/27/23	8/14/25
C 10.04	Sewer Plan and Profile 4 & 5	10/27/23	8/14/25
C 10.05	Sewer Plan and Profile 5	10/27/23	8/14/25
C 11.01	Water Plan and Profile 1	10/27/23	8/14/25
C 11.02	Water Plan and Profile 2	10/27/23	8/14/25
C 11.03	Water Plan and Profile 2	10/27/23	8/14/25
C 11.04	Water Plan and Profile 3	10/27/23	8/14/25
C 11.05	Water Plan and Profile 3	10/27/23	8/14/25
C 12.01	Site Details	10/27/23	8/14/25
L 3.01	Landscape Details	10/27/23	8/14/25
L 3.02	Landscape Details	10/27/23	8/14/25
L 3.03	Landscape Details	10/27/23	8/14/25
L 3.04	Landscape Details	10/27/23	8/14/25
C 13.01	Stormwater Details	10/27/23	8/14/25
C 13.02	Stormwater Details	10/27/23	8/14/25
C 13.03	Stormwater Details	10/27/23	8/14/25
C 13.04	Stormwater Details	10/27/23	8/14/25
C 14.01	Utility Details	10/27/23	8/14/25
C 14.02	Utility Details	10/27/23	8/14/25
C 14.03	Utility Details	10/27/23	8/14/25
C 15.01	Erosion and Sediment Control Details	10/27/23	8/14/25
C 15.02	Erosion and Sediment Control Details	10/27/23	8/14/25
C 15.03	Erosion and Sediment Control Details	10/27/23	8/14/25
C 16.01	Wetland Impact Plan	10/27/23	8/14/25
C 16.02	Wetland Impact Details	10/27/23	8/14/25

March 10, 2026

Windham Mountain Partners, Llc
19 Resort Dr
Windham, NY 12496

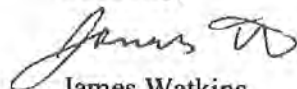
Re: Addendum to Approved Stormwater Pollution Prevention Plan
Proposed Water Storage Tank
Project Log # 2023-SC-0428-SP.1
Town of Windham; Greene County
Tax Map No.: 95.00-5-3; Schoharie Reservoir Basin

Dear Windham Mountain Partners, LLC:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) was approved on March 10, 2026. The determination and associated conditions are enclosed, and copies of the approved design drawings have been sent to Kaaterskill Associates.

Please contact James Watkins at (845) 340-7226 at least two business days prior to the start of construction so that an inspection may be scheduled and to answer any questions you may have regarding this determination.

Sincerely,



James Watkins
Associate Project Manager
Kingston Project Review

c: Scott Ouimet, PE - Kaaterskill Associates (w/plans)
Chris Costello, PE - DEP
Rebecca Mitchell, NYSDEC
Dominick Caropreso - Code Enforcement Officer, Town of Windham
Rachael Burger - CWC

New York City Department of Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law.

Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10 NYCRR Part 128.

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

Name of Project: Windham Mountain Club Water Storage

Project Type: Application to engage in a Regulated Activity Stormwater (SP)

DEP Log #: 2023-SC-0428-SP.1

Property Location: Panarama Lane
Town of Windham; Greene County, New York
Tax Map # 95.00-5-3

Owner/Applicant: Windham Mountain Partners, Llc

Owner's Address: 19 Resort Dr
Windham, NY 12496

Drainage Basin: Schoharie Reservoir

General Description: The Project requires a SWPPP pursuant to Section 18-39 (b)(4)(i) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). The applicant is proposing to construct a 151,000-gallon water storage tank which will be connected to the Towns Municipal Water System located along South Street. The proposed water storage tank will be located off Panarama Lane and will include improvements to the existing travel way and a turnaround and maintenance area. Runoff reduction, stormwater management and treatment will be provided using a bioretention cell. The (SWPPP) shall be implemented in accordance with the report and plan titled "Windham Mountain Club Water Storage" prepared by Kaaterskill Associates dated June 25, 2025, last revised February 27, 2026, (which is attached hereto as, Appendix A).

It should be noted this project is part of the overall Windham Club Homes for which a SWPPP was approved on September 12, 2025.

Determination:

(XX) Approved

() Denied

Special Note Regarding Stormwater Reimbursement (*WOH only*)

Stormwater tasks, components, measures and practices that were required exclusively by DEP to obtain DEP approval: Design submission, DEP phone calls/meetings and design revision to address DEP comments.

Conditions of Approval:

This approval is granted subject to the following conditions:

1. In the event the material submitted to DEP for which this approval is based is inaccurate or misleading, DEP may modify, suspend, or revoke this approval pursuant to the procedures set forth in Section 18-26 of the Watershed Regulations.
2. DEP recommends that the Applicant schedule a pre-construction conference prior to the start of construction, and the applicant, the SWPPP preparer, the general contractor, and DEP staff attend the meeting.
3. DEP requests at least forty-eight (48) hours' notice prior to the commencement of construction activity.
4. The regulated activity must be conducted in compliance with the plans as approved (a copy of which plans are attached hereto as Appendix "A"), all applicable standards, laws, rules and regulations.
5. Failure to comply with the conditions of any approval issued by DEP shall be a violation of the Watershed Regulations.
6. Any alteration or modification of the SWPPP must be approved by DEP prior to implementation.
7. A copy of the approved plans and this Determination should be maintained for record at the construction site.
8. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated.
9. Note: Final stabilization is defined in the "New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-15-002" (General Permit) as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.

10. At the completion of the Project, the Applicant is required to submit as-built drawings to DEP for all stormwater management, runoff reduction, and water quality facilities.
11. The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP and attached hereto as Appendix A.
12. This Determination shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of approval Determination must be submitted to the DEP no less than 180 days prior to the expiration. Following expiration of the approval Determination, the SWPPP may be resubmitted to DEP for consideration as a new approval.
13. DEP shall be provided with access to the Project site during the construction phase for monitoring and inspection purposes.
14. This Determination and all conditions provided herein are binding on the Owner of the Property where the facility is to be located. Any references to the "Applicant" in this Determination or in any conditions provided herein shall be deemed to refer to the Owner of such Property.
15. If the Owner sells or otherwise transfers title of the Property before all construction planned for the Property as set forth in the SWPPP is completed and/or before the site is stabilized, the Owner shall require the new owner ("Buyer") to comply with the SWPPP approved by the New York City Department of Environmental Protection including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the Owner shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for the Property with the following provisions:
 - 1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she/they shall install and maintain any and all erosion controls and stormwater management facilities on the Property in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.
 - 2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of Windham Mountain Adventure Center.
 - 3) Buyer's obligation to install and maintain all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.
 - 4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the Property, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation

and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein

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

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

Date: March 10, 2026

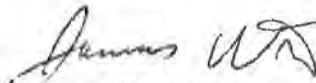
Windham Mountain Water Storage Tank
Panarama Lane, Town of Windham Greene
95.00-5-3
Schoharie Reservoir
2023-SC-0428-SP.1

Determination made by:



Chris Costello, PE
Supervisor
Kingston Project Review

Recommended for approval by:



James Watkins
Associate Project Manager
Kingston Project Review

APPENDIX A

The following documents were prepared by Kaaterskill Associates for Windham Mountain Adventure Center:

Stormwater Pollution Prevention Plan for Windham Mountain Club Water Storage Tank

SHEET	DESCRIPTION	DATE	LAST REVISED
ENG-1	Cover Page	6/25/2025	2/27/2026
ENG-2	Overall Site Location	6/25/2025	2/27/2026
ENG-3	General Sewer and Water Notes	6/25/2025	2/27/2026
ENG-4	Erosion and Sediment Control Details	6/25/2025	2/27/2026
ENG-5	Index Water Tank	6/25/2025	2/27/2026
ENG-6	Water Line Profile	6/25/2025	2/27/2026
ENG-7	Water Line Profile	6/25/2025	2/27/2026
ENG-8	New Water Tank Site Plan and Section	6/25/2025	2/27/2026
ENG-9	New Water Tank Details	6/25/2025	2/27/2026
ENG-10	Stormwater Plan	6/25/2025	2/27/2026
ENG-11	Stormwater Details	6/25/2025	2/27/2026
ENG-12	Water Tank Foundation Details	6/25/2025	2/27/2026
ENG-13	Water Tank Ladder and Platform Details	6/25/2025	2/27/2026
ENG-14	Water Tank Manway and Weir Box Details	6/25/2025	2/27/2026
ENG-15	Water Tank Vent and Cathodics Protection Details	6/25/2025	2/27/2026
ENG-16	Water Tank Service Restraint and Blocking	6/25/2025	2/27/2026
ENG-17	Trench, Backfill and Road Restoration	6/25/2025	2/27/2026

Invoice Date	Invoice Number	Invoice Amount
6/30/2023	325823.03R-01	\$2,842.18
7/31/2023	325823.03R-02	\$3,492.10
8/31/2023	325823.03R-03	\$9,382.50
9/30/2023	325823.03R-04	\$23,889.43
10/31/2023	325823.03R-05	\$21,740.07
11/30/2023	325823.03R-06	\$2,045.00
1/31/2024	325823.03R-07	\$8,002.50
2/29/2024	325823.03R-08	\$180.00
3/31/2024	325823.03R-09	\$12,993.75
4/30/2024	325823.03R-10	\$3,645.00
5/31/2024	325823.03R-11	\$23,993.75
6/30/2024	325823.03R-12	\$2,388.75
10/31/2024	325823.03R-13	\$4,772.26
11/30/2024	325823.03R-14	\$13,145.00
12/31/2024	325823.03R-15	\$4,590.00
1/31/2025	325823.03R-16	\$2,082.50
2/28/2025	325823.03R-17	\$1,418.10
3/31/2025	325823.03R-18	\$3,990.00
4/30/2025	325823.03R-19	\$405.00
7/31/2025	325823.03R-20	\$3,735.00
8/31/2025	325823.03R-21	\$7,348.00
9/30/2025	325823.03R-22	\$380.00
		\$156,460.89

missing #23
\$472.50
total=156,933

see attached letter for explanation

Invoice Date	Invoice Number	Invoice Amount
3/30/2023	325823.02-01	\$1,222.50
4/30/2023	325823.02-02	\$3,899.11
5/31/2023	325823.02-03	\$12,296.89
10/16/2023	325823.02-05	\$69,675.00
		\$87,093.50
**7.247% of area surveyed		\$6,311.67
6/30/2023	325823.02-04	\$3,528.40
		\$9,840.07

Payment Date	Payment Amount	Payment Method
7/6/2023	\$2,842.18	Check
8/28/2023	\$3,492.10	Check
9/18/2023	\$9,382.50	Check
10/6/2023	\$23,889.43	EFT/Wire
12/14/2023	\$23,785.07	EFT/Wire
2/14/2024	\$8,002.50	EFT/Wire
4/3/2024	\$180.00	EFT/Wire
5/19/2024	\$16,638.75	EFT/Wire
6/23/2024	\$23,993.75	EFT/Wire
7/30/2024	\$2,388.75	EFT/Wire
11/19/2024	\$4,288.75	EFT/Wire
12/2/2024	\$483.51	EFT/Wire
12/22/2024	\$13,145.00	EFT/Wire
1/27/2025	\$4,590.00	EFT/Wire
3/4/2025	\$2,082.50	EFT/Wire
3/24/2025	\$1,418.10	EFT/Wire
5/19/2025	\$4,395.00	EFT/Wire
9/3/2025	\$3,735.00	EFT/Wire
10/20/2025	\$7,728.00	EFT/Wire
		\$156,460.89

Payment Date	Payment Amount	Payment Method
4/5/2023	\$1,222.50	Check
7/6/2023	\$3,899.11	Check
6/13/2023	\$12,296.89	Check
12/14/2023	\$69,675.00	EFT/Wire
	\$87,093.50	

7/26/2023	\$3,528.40	Check
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TOTAL DESIGN:	\$166,300.96
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\$166,773.46



July 18, 2025

Re: CWC/Base Mapping
Windham Mountain Club – Lower Mountain (WMC-Home)
KA # 325823.03

Dear Racheal,

Windham Mountain Club – Homes is Kaaterskill Associates project 325823.03. Prior to starting work on the Homes design, we were hired to complete topographic base mapping for Windham Mountain Club under project 325823.02. All of the topographic mapping was completed by Golden Aerial Survey for the majority of Windham Mountain Clubs holdings of 1,252 acres with Aerial topo control established by Kaaterskill Associates. The Homes property is 90.73 acres or 7.247% of the total area surveyed. The total cost of the topographic survey was \$87,093.50 as shown on Invoice 325823.02-01, 02, 03, and 05. \$6,311.67 is 7.247% of the total cost, representing the cost associated with the base mapping for the WMC-Homes Project. Invoice 325823.02-04 included the wetland delineation and surveying associated with the Windham Mountain Club-Homes parcel and 100% of that is base mapping for WMC-Homes.

325823.02-01	1,222.50	Aerial Topo Control
325823.02-02	3,899.11	Aerial Topo Control
325823.02-03	12,296.89	Aerial Topo Control and Aerial Topo Flight
325823.02-05	69,675.00	Aerial Topo Mapping
Total	87,093.50	
WMC-Homes Topo	6,311.67	7.247% of the area surveyed
325823.02-04	3,528.40	Wetland Delineation and Survey
Total	9,870.07	Wetlands and Topo

9840.07

If you have any questions or concerns, please feel free to contact our office.

Sincerely,
Kaaterskill Associates

Scott Ouimet, P.E.
Senior Civil Engineer



July 10, 2026

Re: CWC/Construction Phase Engineering Services
Windham Mountain Club – Lower Mountain
KA# 325823.03

Dear Racheal,

The Construction Phase Engineering Services for Windham Mountain Club – Lower Mountain are estimated to be \$ 96,000.00 for phases 1-3. This includes weekly SWPPP inspections, stormwater Inspections, stormwater meetings W/ DEP, stakeout of stormwater Practices, final signoffs and As-Builts.

If you have any questions or concerns, please feel free to contact our office.

Sincerely,

Kaaterskill Associates

Scott Ouimet, P.E.
Serior Civil Engineer

Single Family	- Phase 1 (sequence 5, 6, 7)		
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Bioretention Ponds/Pretreatment

Equipment	Qty	Units	Rate	Amount
Bio Retention	7175	Per Sq Ft	\$ 55.00	\$ 394,625.00
Rain Gardens	924	Per Sq Ft	\$ 50.00	\$ 46,200.00
Pre-Treatment	1619	Per Sq Ft	\$ 32.00	\$ 51,808.00
-				\$ -
-				\$ -
-			TOTAL	\$ 492,633.00

Plunge Pools

Equipment	Qty	Units	Rate	Amount
Plunge Pool	15	per pool	\$ 550.00	\$ 8,250.00
Check Dams	75	per dam	\$ 110.00	\$ 8,250.00
-				\$ -
-				\$ -
-			TOTAL	\$ 16,500.00

Rip rap/Flared ends

	Qty	Units	Rate	Amount
Rip Rap Flare Ends	100	Per Linear Foot	\$ 83.00	\$ 8,300.00
-				\$ -
			TOTAL	\$ 8,300.00

Level Spreader/Channels

Equipment	Qty	Units	Rate	Amount
Channel 1ft deep x 2ft wide	300	Per Linear foot	\$ 32.00	\$ 9,600.00
-				\$ -
-				\$ -
-			TOTAL	\$ 9,600.00

Underground Infiltration System

[illegible]

-				\$	-
-			Notes: \$175,000 Flat Rate	\$	-
-			TOTAL	\$	-

Catch Basins

Storm MH's

Culverts

Erosion Control

Ember Lane - Phase 3 (sequences 2, 3)

Bioretention Ponds/Pretreatment

Equipment	Qty	Units	Rate	Amount
Bio Retention	2957	Per Sq Ft	\$ 55.00	\$ 162,635.00
Pre-Treatment	806	Per Sq Ft	\$ 32.00	\$ 25,792.00
-				\$ -
-				\$ -
-			TOTAL	\$ 188,427.00

Plunge Pools

Equipment	Qty	Units	Rate	Amount
Plunge Pool	15	per pool	\$ 550.00	\$ 8,250.00
Check Dams	75	per dam	\$ 110.00	\$ 8,250.00
-				\$ -
-				\$ -
-			TOTAL	\$ 16,500.00

Rip rap/Flared ends

	Qty	Units	Rate	Amount
Rip Rap Flare Ends	270	Per Linear Foot	\$ 83.00	\$ 22,410.00
-				\$ -
			TOTAL	\$ 22,410.00

Level Spreader/Channels

Equipment	Qty	Units	Rate	Amount
Level Spreader	750	Per Linear Foot	\$ 25.00	\$ 18,750.00
Channel 1ft deep x 2ft wide	2250	Per Linear foot	\$ 32.00	\$ 72,000.00
-				\$ -
-				\$ -
-			TOTAL	\$ 90,750.00

Underground Infiltration System

Equipment	Qty	Units	Rate	Amount
-	1		\$ 175,000.00	\$ 175,000.00
6ft Catch Basin	2	Per Basin	\$ 4,300.00	\$ 8,600.00
SMH 48x8' coated	2	Per SMH	\$ 5,000.00	\$ 10,000.00
18in Culvert 5-10ft deep	480	Per Linear foot	\$ 70.00	\$ 33,600.00
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-			Notes: \$175,000 Flat Rate	\$ -

-			TOTAL	\$	227,200.00
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Catch Basins

Equipment	Qty	Units	Rate	Amount
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-			TOTAL	\$ -

Storm MH's

Equipment	Qty	Units	Rate	Amount
SMH 48x8' coated	6	Per SMH	\$ 5,000.00	\$ 30,000.00
-				\$ -
-				\$ -
-				\$ -
-			TOTAL	\$ 30,000.00

Culverts

Equipment	Qty	Units	Rate	Amount
12in culvert pipe 0-5ft	760	Per Linear Foot	\$ 45.00	\$ 34,200.00
18in culvert pipe 0-5ft	100	Per Linear Foot	\$ 58.00	\$ 5,800.00
24in culvert pipe 0-5ft	140	Per Linear Foot	\$ 74.00	\$ 10,360.00
36in culvert pipe 0-5 ft	80	Per Linear foot	\$ 115.00	\$ 9,200.00
-				\$ -
-				\$ -
-			TOTAL	\$ 59,560.00

Erosion Control

Equipment	Qty	Units	Rate	Amount
Hay and Seed	150000	Per Sq Ft	\$ 0.25	\$ 37,500.00
Silt Fence	5000	Per Linear Foot	\$ 5.00	\$ 25,000.00
-				\$ -
-				\$ -
-			TOTAL	\$ 62,500.00

Cave mtn to Water Edge - Phase 4 (sequence 4)

Bioretention Ponds/Pretreatment

Equipment	Qty	Units	Rate	Amount
Bio Retention	3243	Per Sq Ft	\$ 55.00	\$ 178,365.00
Rain Gardens	688	Per Sq Ft	\$ 50.00	\$ 34,400.00
Pre-Treatment	858	Per Sq Ft	\$ 32.00	\$ 27,456.00
-				\$ -
-				\$ -
-			TOTAL	\$ 240,221.00

Plunge Pools

Equipment	Qty	Units	Rate	Amount
Plunge Pool	15	per pool	\$ 550.00	\$ 8,250.00
Check Dams	75	per dam	\$ 110.00	\$ 8,250.00
-				\$ -
-				\$ -
-			TOTAL	\$ 16,500.00

Rip rap/Flared ends

	Qty	Units	Rate	Amount
Rip Rap Flare Ends	270	Per Linear Foot	\$ 83.00	\$ 22,410.00
-				\$ -
			TOTAL	\$ 22,410.00

Level Spreader/Channels

Equipment	Qty	Units	Rate	Amount
Level Spreader	250	Per Linear Foot	\$ 25.00	\$ 6,250.00
Channel 1ft deep x 2ft wide	1000	Per Linear foot	\$ 32.00	\$ 32,000.00
-				\$ -
-				\$ -
-			TOTAL	\$ 38,250.00

Underground Infiltration System

Equipment	Qty	Units	Rate	Amount
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-				\$ -

-			TOTAL	\$	-
Catch Basins					
Equipment	Qty	Units	Rate	Amount	
7ft Catch Basin	5	Per Basin	\$ 5,100.00	\$	25,500.00
-				\$	-
-			TOTAL	\$	25,500.00
Storm MH's					
Equipment	Qty	Units	Rate	Amount	
SMH 48x8' coated	6	Per SMH	\$ 5,000.00	\$	30,000.00
-				\$	-
-				\$	-
-			TOTAL	\$	30,000.00
Culverts					
Equipment	Qty	Units	Rate	Amount	
12in culvert pipe 0-5ft	1080	Per Linear Foot	\$ 45.00	\$	48,600.00
18in culvert pipe 0-5ft	440	Per Linear Foot	\$ 58.00	\$	25,520.00
24in culvert pipe 0-5ft	140	Per Linear Foot	\$ 74.00	\$	10,360.00
-				\$	-
-			TOTAL	\$	84,480.00
Erosion Control					
Equipment	Qty	Units	Rate	Amount	
Hay and Seed	200000	Per Sq Ft	\$ 0.25	\$	50,000.00
Silt Fence	5000	Per Linear Foot	\$ 5.00	\$	25,000.00
-				\$	-
-			TOTAL	\$	75,000.00

Snowflake to Wiseacre Way Phase 2 (sequence 9)

Bioretention Ponds/Pretreatment

Equipment	Qty	Units	Rate	Amount
Bio Retention	1650	Per Sq Ft	\$ 55.00	\$ 90,750.00
Storm Water Planters		Per Sq Ft	\$ 50.00	\$ -
Pre-Treatment	174	Per Sq Ft	\$ 32.00	\$ 5,568.00
-				\$ -
-				\$ -
-			TOTAL	\$ 96,318.00

Plunge Pools

Equipment	Qty	Units	Rate	Amount
Plunge Pool	15	per pool	\$ 550.00	\$ 8,250.00
Check Dams	75	per dam	\$ 110.00	\$ 8,250.00
-				\$ -
-				\$ -
-			TOTAL	\$ 16,500.00

Rip rap/Flared ends

	Qty	Units	Rate	Amount
Rip Rap Flare Ends	100	Per Linear Foot	\$ 83.00	\$ 8,300.00
-				\$ -
			TOTAL	\$ 8,300.00

Level Spreader/Channels

Equipment	Qty	Units	Rate	Amount
Level Spreader	250	Per Linear Foot	\$ 25.00	\$ 6,250.00
Channel 1ft deep x 2ft wide	300	Per Linear foot	\$ 32.00	\$ 9,600.00
-				\$ -
-				\$ -
-			TOTAL	\$ 15,850.00

Underground Infiltration System

Equipment	Qty	Units	Rate	Amount
-				\$ -
-				\$ -
-		Notes: \$175,000 Flat Rate		\$ -
-				\$ -
-				\$ -
-				\$ -
-				\$ -

-			TOTAL	\$	-
Catch Basins					
Equipment	Qty	Units	Rate	Amount	
7ft Catch Basin	1	Per Basin	\$ 5,100.00	\$	5,100.00
-				\$	-
-				\$	-
-			TOTAL	\$	5,100.00
Storm MH's					
Equipment	Qty	Units	Rate	Amount	
SWMH 48x8' coated	3	Per SWMH	\$ 5,000.00	\$	15,000.00
-				\$	-
-			TOTAL	\$	15,000.00
Culverts					
Equipment	Qty	Units	Rate	Amount	
12in culvert pipe 0-5ft	480	Per Linear Foot	\$ 45.00	\$	21,600.00
-				\$	-
-				\$	-
-				\$	-
-			TOTAL	\$	21,600.00
Erosion Control					
Equipment	Qty	Units	Rate	Amount	
Hay and Seed	100000	Per Sq Ft	\$ 0.25	\$	25,000.00
Silt Fence	2000	Per Linear Foot	\$ 5.00	\$	10,000.00
-				\$	-
-				\$	-
-			TOTAL	\$	35,000.00

Water Edge - Phase 5 (sequence 8)

Bioretention Ponds/Pretreatment

Equipment	Qty	Units	Rate	Amount
Bio Retention	4622	Per Sq Ft	\$ 55.00	\$ 254,210.00
Storm Water Planters	12375	Per Sq Ft	\$ 50.00	\$ 618,750.00
Pre-Treatment	1018	Per Sq Ft	\$ 32.00	\$ 32,576.00
-				\$ -
-				\$ -
-			TOTAL	\$ 905,536.00

Plunge Pools

Equipment	Qty	Units	Rate	Amount
Plunge Pool	15	per pool	\$ 550.00	\$ 8,250.00
Check Dams	75	per dam	\$ 110.00	\$ 8,250.00
-				\$ -
-				\$ -
-			TOTAL	\$ 16,500.00

Rip rap/Flared ends

	Qty	Units	Rate	Amount
Rip Rap Flare Ends	270	Per Linear Foot	\$ 83.00	\$ 22,410.00
-				\$ -
-			TOTAL	\$ 22,410.00

Level Spreader/Channels

Equipment	Qty	Units	Rate	Amount
Level Spreader	250	Per Linear Foot	\$ 25.00	\$ 6,250.00
Channel 1ft deep x 2ft wide	500	Per Linear foot	\$ 32.00	\$ 16,000.00
-				\$ -
-			TOTAL	\$ 22,250.00

Underground Infiltration System

Equipment	Qty	Units	Rate	Amount
-				\$ -
-		Notes: \$175,000 Flat Rate		\$ -
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-			TOTAL	\$ -

Catch Basins

Equipment	Qty	Units	Rate	Amount
-				\$ -
-				\$ -
-				\$ -
-				\$ -
-			TOTAL	\$ -

Storm MH's

Equipment	Qty	Units	Rate	Amount
-				\$ -
-				\$ -
-				\$ -
-			TOTAL	\$ -

Culverts

Equipment	Qty	Units	Rate	Amount
12in culvert pipe 0-5ft	760	Per Linear Foot	\$ 45.00	\$ 34,200.00
-				\$ -
-				\$ -
-				\$ -
-			TOTAL	\$ 34,200.00

Erosion Control

Equipment	Qty	Units	Rate	Amount
Hay and Seed	200000	Per Sq Ft	\$ 0.25	\$ 50,000.00
Silt Fence	2000	Per Linear Foot	\$ 5.00	\$ 10,000.00
-				\$ -
-				\$ -
-				\$ -
-			TOTAL	\$ 60,000.00



PO BOX 706
TANNERSVILLE, NY 12485
Website: ryanmartinexcavating.com
Phone: 607-644-8860

Windham Master Plan

Single Family - Phase 1 (sequence 5, 6, 7) total \$1,109,701

Bio Retention Ponds/Pretreatment	\$492,633
Plunge Pools	\$16,500
Rip Rap/Flare Ends	\$8,300
Level Spreader/Channels	\$9,600
Underground Infiltration System	\$0
Catch Basins	\$88,000
Storm Water MH's	\$10,000
Culverts	\$395,390
Hay & Seed	\$50,000
Silt Fence	\$20,000
Landscaping	\$19,278

Ember Lane - Phase 3 (sequences 2, 3) total \$709,373

Bio Retention Ponds/Pretreatment	\$188,427
Plunge Pools	\$16,500
Rip Rap/Flare Ends	\$22,410
Level Spreader/Channels	\$90,750
Underground Infiltration System	\$227,200
Catch Basins	\$0
Storm Water MH's	\$30,000
Culverts	\$59,560
Hay & Seed	\$37,500
Silt Fence	\$25,000
Landscaping	\$12,026

Cave mtn to Water Edge - Phase 4 (sequence 4) total \$537,301

Bio Retention Ponds/Pretreatment	\$240,221
Plunge Pools	\$16,500
Rip Rap/Flare Ends	\$22,410
Level Spreader/Channels	\$38,250
Underground Infiltration System	\$0
Catch Basins	\$25,500
Storm Water MH's	\$30,000
Culverts	\$84,480
Hay & Seed	\$50,000
Silt Fence	\$25,000
Landscaping	\$4,940

Snowflake to Wiseacre Way - Phase 2 (sequence 9) total \$217,286

Bio Retention Ponds/Pretreatment	\$96,318
Plunge Pools	\$16,500
Rip Rap/Flare Ends	\$8,300
Level Spreader/Channels	\$15,850
Underground Infiltration System	\$0

Catch Basins	\$5,100
Storm Water MH's	\$15,000
Culverts	\$21,600
Hay & Seed	\$25,000
Silt Fence	\$10,000
Landscaping	\$3,618

Water Edge - Phase 5 (sequence 8) total \$1,096,634

Bio Retention Ponds/Pretreatment	\$905,536
Plunge Pools	\$16,500
Rip Rap/Flare Ends	\$22,410
Level Spreader/Channels	\$22,250
Underground Infiltration System	\$0
Catch Basins	\$0
Storm Water MH's	\$0
Culverts	\$34,200
Hay & Seed	\$50,000
Silt Fence	\$10,000
Landscaping	\$35,738

Total	\$3,670,295
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CATSKILL WATERSHED CORPORATION

669 County Highway 38 Suite 1, Arkville, NY 12406 PH: (845)-586-1400

FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION

APPLICANT INFORMATION

APPLICANT NAME:	RUPCO, Inc.	TITLE:	Senior Project Manager (Lorne Norton)
APPLICANT MAILING ADDRESS:	289 Fair Street Kingston, NY 12401		
PROJECT ADDRESS:	310 Main Street Pine Hill, NY 12465		
TELEPHONE NUMBER:	845-331-2140	APPLICANT EMAIL ADDRESS:	lnorton@rupco.org
AUTHORIZED REPRESENTATIVE NAME:	Lorne Norton	AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL:	845-331-2140 x263

PROJECT CONSULTANT INFORMATION

ENGINEER:	Brinnier & Larios	EMAIL ADDRESS:	adumas@blengineers.com
CONTRACTOR:	The Homesquad Inc	EMAIL ADDRESS:	khaynes@blengineers.com
OTHER:		EMAIL ADDRESS:	

PROJECT INFORMATION

PROJECT TYPE: ☐ SINGLE-FAMILY ☐ MULTI-FAMILY ☐ SMALL BUSINESS* ☐ IRSP ☒ LOW INCOME HOUSING ☒ OTHER: ground floor commercial

* A small business is defined in the MOA as, residents in NYS, independently owned, operated, and employs one hundred (100) or less individuals. See section 5:00:03 of the Program Rules

PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS:

SEE ATTACHED DESCRIPTION

DESIGN COSTS: ☒ ESTIMATED ☒ ACTUAL	CONSTRUCTION COSTS: ☒ ESTIMATED ☐ ACTUAL	TOTAL FUNDING REQUESTED:
\$ 33,282.75	\$198,180.70	\$ 231,463.45

OTHER FUNDING APPLIED / RECEIVED FOR THE PROJECT (List and Describe)
\$ (see Sources & Uses in Exhibit B)

ELECTION FOR REIMBURSEMENT: ☐ 50% of ALL Stormwater costs
☐ Itemized **DEP ONLY** costs

METHOD OF PAYMENT: ☐ VOUCHER
☒ REIMBURSEMENT

NYCDEP Stormwater Pollution Prevention Plan (SWPPP)

NYCDEP Individual Residential Stormwater Permit (IRSP)

Approval Date: 4/22/2026
Permit #: (Project Log #) 2024-AS-0581-SP.1
DEP Representative: Curt Field

Approval Date:
Permit #:
DEP Representative:

IS THE PROJECTS STORMWATER PLAN REQUIRED BY STATE AND/OR FEDERAL GOVERNMENT? ☐ YES ☒ NO (if yes please provide the below permit information)

NYSDEC SPDES General Permit for Stormwater Discharges ☐ YES ☒ NO (none required)

Approval Date:

Permit #:

DEC Representative

LIST OF ENCLOSED ATTACHMENTS (check all that apply)

From NYC DEP:

- ☐ Notice of Violation (NOV)
☒ SWPPP Approval
☐ Construction Approval (CA)
☐ Notice of Violation Closure

From ENGINEER:

- ☒ Full SWPPP
☐ As-Built Drawings
☐ Operation & Maintenance Plan

From NYS DEC:

- ☐ Notice of Intent (NOI) *none required (under 1 acre of disturbance)*
☐ Notice of Incomplete Application (NOICA)

Other:

- ☒ Design/Construction Invoices
☒ Proof of Payments
☐ W-9
☐ Messages with DEP, Engineer, DEC, etc.

CERTIFICATION

I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.

PRINT CLAIMANT NAME

Kevin
O'Connor

CLAIMANT SIGNATURE

DATE

6/23/2026

Project Description

The Wellington Restoration Project at 310 Main Street in Pine Hill (Town of Shandaken) is the historic renovation of a 12,000 sf, two-story hotel on the National Registry of Historic Places into 10 affordable living units and grocery store in the ground floor commercial space. There are 9 parking spaces (including one ADA compliant space) with one mode of ingress/egress for the property.

Albany-based Thaler Reilly & Wilson Preservation Architects have completed construction drawings and National Park Service and SHPO approval. The Town of Shandaken's Planning Board has issued a negative declaration after completing its SEQRA Type 1 process, and Site Plan Approval and a Special Use Permit have been issued.

The site is constrained by the presence of Alton Creek and its associated floodway. Project development will result in approximately 0.16 acres of disturbance. The property is within both a 100- and 500-year flood zone, as designated by FEMA. The stormwater management features on the site will include two main drainage areas that includes a system of filtration rain gardens, a trench drain, catch basins with associated piping and a duckbilled check valve; landscaping and plantings; riprap where appropriate; grass pavers; and silt fencing for construction runoff.

And explanation of the organizational structure is as follows:

The Wellington Blueberry, LLC is the current owner of The Wellington Hotel and is an affiliate of the Owner, The Wellington Landlord LLC (a to be formed NYS LLC) whose General Partner (The Wellington Manager LLC) is owned by Friends of Pine Hill Historic District Ltd. and RUPCO, Inc. The Wellington Housing Development Fund Company, Inc. is the Nominal Owner. RUPCO is the applicant, developer, and 50% Member Owner of The Wellington and will be directly completing and overseeing contracted services for loan closings and construction supervision. Friends of Pine Hill Historic District Ltd. is the 50% Managing Member Owner of The Wellington and the Managing Agent. With respect to apartment lease-up and meeting regulatory requirements related to affordability, RUPCO will provide guidance to assist Friends of Pine Hill Historic District Ltd. in leasing the apartments and in structuring management and operations.

DENNIS M. LARIOS, P.E.
Lic. No. 58747

CHRISTOPHER J. ZELL, L.L.S.
Lic. No. 49629

BRINNIER and LARIOS, P.C.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
67 MAIDEN LANE
KINGSTON, NEW YORK 12401
-
TELEPHONE (845) 338-7622
FAX (845) 338-7660

DESIGN
REPORTS
SUPERVISION
CONSULTING SERVICES

SUBDIVISIONS
TITLE SURVEYS
TOPOGRAPHIC SURVEYS

March 27, 2026

Curt Field
Associate Project Manager
New York City Department of Environmental Protection (NYCDEP)
71 Smith Avenue
Kingston, NY 12401

Re: Renovations to the Wellington Hotel Small SWPPP, 310 Main Street, Pine Hill, Town of Shandaken,
Ulster County, New York

Dear Mr. Field

I am writing as a follow up to the submission of our Small SWPPP for the renovations to the Wellington Hotel. We are submitting the enclosed Small SWPPP plans for NYCDEP review and approval that have been revised in response to your 3/4/26 comments.

The proposed redevelopment project at 310 Main Street in Pine Hill will result in approximately 0.16 acres of disturbance. The site is constrained by the presence of Alton Creek, which traverses the property and includes a mapped floodway along the stream bank. Due to the limited area available outside of the mapped floodway, swales are not feasible, as there are no adequate stretches of land that can be graded to the required dimensions for proper treatment. Infiltration practices are also not feasible due to potential for high groundwater conditions and the requirement that stormwater management practices be located downgradient of the proposed impervious areas.

Filtration rain gardens were selected as the most appropriate water quality treatment practice given these constraints. These systems can be lined with an impermeable liner and function effectively during higher groundwater conditions. While the NYS Stormwater Design Manual (SWDM) indicates that rain gardens are generally limited to inflow areas less than 1,000 square feet and should not receive runoff from parking lots or roadways, the small size of the overall disturbance and the physical limitations of the site prevent the inclusion of a full bioretention basin with a separate pretreatment cell. As such, filtration rain gardens represent the most practical and technically feasible approach for this project.

Rain gardens were selected over standard bioretention basins due to media depth requirements. Filtration rain gardens require a total depth of approximately 2.58 feet (soil media, mulch, and drainage layer), whereas a standard filtration bioretention system requires approximately 3.58 feet of total media depth. The shallower system allows the outlet invert to be set one foot higher than would be possible with a typical bioretention basin. This will allow for less disturbance of the streambank and floodway.

Runoff to Rain Garden #1 will be conveyed via sheet flow across the parking area and through a proposed 12-

inch pipe from a catch basin located at the upper portion of the site. Runoff to Rain Garden #2 will be conveyed via sheet flow and a trench drain. Each basin will include a 12-inch outlet pipe equipped with a duckbilled check valve to prevent backflow of sediment-laden water into the outlet structure and underdrain system. The spillway of each basin has been designed as the primary overflow outlet, directing flows toward the stream and lined with riprap to prevent erosion of the existing stream bank. As attenuation is not required for Small SWPPPs, the system is designed primarily for water quality treatment.

Due to site grading constraints, the outlet pipes must discharge within the mapped floodway, as this is the only location where elevations allow proper drainage. Installation of the outlet pipes and associated footing drains will require disturbance within the floodway and will require approval from the Town Floodplain Administrator.

The plans also show proposed grass pavers for the two (2) parking spaces at the southern corner of the property. As per your recommendation in past discussions, we have included pavers in these areas. There is no feasible way to convey any generated runoff here to our proposed rain gardens.

The existing "bridge" on the site is the frame of an old mobile home and is located entirely in the floodway. The proposed bridge aims to minimize site disturbance as much as possible by having the proposed bridge substructure/supports/landings outside of the floodway but in close proximity to the similar existing component locations. During the construction of the substructure/supports/landings, work will be done in such a way to prevent additional disturbance to the site and the streambank, while staying out of the floodway.

The proposed bridge will connect to northern side of the property which will contain a gravel path and dry-lay bluestone patio area in the remains of the existing pool and various plantings. Erosion and sediment control via silt fencing has been shown on this side of the property to intercept potentially sediment laden runoff during site construction. There will be a new gravel walking path to ensure no additional impervious area is created on this side of the site. A drainage detail has been included on Sheet 9 to depict how runoff from Academy Street, Pine Hill Road, and the site will be conveyed to the Alton creek and not pond as a result of the elevated gravel path. The exact location of plantings and silt fence will be dependent on the location of the stream embankment on site. A note has been added to the erosion and sediment control plan to address this.

Overall, this design has been developed to maximize water quality treatment within the limited footprint available while minimizing floodway impacts and maintaining streambank stability.

Very truly yours,

BRINNIER AND LARIOS, P.C.



Allan M. Dumas III, P.E., M.B.A.
Sr. Project Engineer

AMD/prl

cc: Sally Dolan, RUPCO
Jan Jaffe

April 22, 2026

Sally Dolan
289 Fair Street
Kingston, NY 12401

Re: Application to engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SWPPP)
Wellington Blueberry LLC
Project Log # 2024-AS-0581-SP.1
310 Main St, Pine Hill; Town of Shandaken; Ulster County
S/B/L: 4.46-1-32.110; Ashokan Reservoir Basin

Dear Sally Dolan:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources (Watershed Regulations) was approved on April 22, 2026. The determination and associated conditions are enclosed, and copies of the approved design drawings have been sent to Brinnier and Larios, P.C.

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

Sincerely,



Curt Field
Associate Project Manager
Kingston Project Review

c: Allan M. Dumas III, P.E., M.B.A, Sr. Project Engineer, Brinnier and Larios, P.C.
Kevin Delaney, Project Engineer, Brinnier & Larios P.C.
Town of Shandaken, Code Enforcement Officer
Racheal Burger, Program Specialist, CWC



New York City Department of Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;

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

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

Name of Project: Wellington Blueberry LLC

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

DEP Log #: 2024-AS-0581-SP.1

Property Location: 310 Main St, Pine Hill
Town of Shandaken; Ulster County, New York
Tax Map # 4.46-1-32.110

Owner/Applicant: Sally Dolan

Owner's Address: 289 Fair Street
Kingston, NY 12401

Drainage Basin: Ashokan Reservoir

General Description: The proposed redevelopment project at 310 Main Street in Pine Hill includes restoring the existing building, installing a new gravel parking lot, replacing the existing bridge over Alton Creek, converting the old pool area into a bluestone patio area, and installing two rain gardens for stormwater treatment. The Project requires a SWPPP pursuant to Section 18-39(b)(4)(viii) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). The construction of the proposed Project is estimated to disturb approximately 0.54-acres of land. At the completion of the Project, the new impervious area will be 0.02-acres. The SWPPP has been designed to account for paving the new gravel parking lot in the future, which would increase the new impervious surface to 0.17-acres. Stormwater treatment will be provided using two rain gardens. The (SWPPP) shall be implemented in accordance with the report and plan titled "Renovations to the Wellington Hotel, Wellington Blueberry, LLC" prepared by Brinnier and Larios, P.C. dated March 2026, (which is attached hereto as, Appendix A).

Date(s) of site inspection:

December 23, 2024

(XX) Approved

() Denied

Special Note Regarding Stormwater Reimbursement (*WOH only*)

Stormwater tasks, components, measures and practices that were required exclusively by DEP to obtain DEP approval: DEP application, DEP design submission, DEP phone calls/meetings and design revision to address DEP comments. Erosion and sediment controls will be implemented during construction and Stormwater treatment will be provided using two rain gardens. The New York State Department of Environmental Conservation did not require a SWPPP for this project.

Conditions of Approval:

This approval is granted subject to the following conditions:

1. In the event the material submitted to DEP for which this approval is based is inaccurate or misleading, DEP may modify, suspend, or revoke this approval pursuant to the procedures set forth in Section 18-26 of the Watershed Regulations.
2. DEP recommends that the Applicant schedule a pre-construction conference prior to the start of construction, and the applicant, the SWPPP preparer, the general contractor, and DEP staff attend the meeting.
3. DEP requests at least forty-eight (48) hours' notice prior to the commencement of construction activity.
4. The regulated activity must be conducted in compliance with the plans as approved (a copy of which plans are attached hereto as Appendix "A"), all applicable standards, laws, rules and regulations.
5. Failure to comply with the conditions of any approval issued by DEP shall be a violation of the Watershed Regulations.
6. Any alteration or modification of the SWPPP must be approved by DEP prior to implementation.
7. A copy of the approved plans and this Determination should be maintained for record at the construction site.
8. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated.

Note: Final stabilization is defined in the "*New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges*"

from Construction Activity, Permit No. GP-0-15-002" (General Permit) as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.

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

be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.

- (4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the Property, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein

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

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

Date: April 22, 2026

Wellington Blueberry LLC
310 Main St, Town of Shandaken Ulster
4.46-1-32.110
Ashokan Reservoir
2024-AS-0581-SP.1

Determination made by:



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

Determination recommended by:



Curtis Field
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

APPENDIX A

The following documents were prepared by Brinnier and Larios, P.C. for Wellington Blueberry LLC:

1. Stormwater Pollution Prevention Plan for Renovations to the Wellington Hotel, Wellington Blueberry, LLC dated March 2026.
2. List of drawings and revision dates.

Drawing No.	Title	Rev. Date
1 of 12	Existing Conditions	02/2026
2 of 12	Site Plan	03/2026
3 of 12	Site Plan - Bridge	03/2026
4 of 12	Erosion & Sediment Control Plan	03/2026
4A of 12	Limits of Disturbance and Drainage Areas	04/2026
5 of 12	Grading Plan	03/2026
6 of 12	Stormwater Management Plan	03/2026
7 of 12	FEMA Flood Zone Map	03/2026
8 of 12	Details	03/2026
9 of 12	Details	03/2026
10 of 12	Details	03/2026
11 of 12	Stormwater Details	02/2026
12 of 12	Stormwater Details	03/2026
L001	Landscaping Plan	03/16/2026

FUTURE STORMWATER PROGRAM				
			Project Amount	Amount Requested
			\$616,580.35	\$231,463.45
DESIGN COSTS TOTAL			\$33,282.75	\$33,282.75
00 - Procurement				
00 11 60	Civil Engineering	Brinnier & Larios Inv 1	\$1,248.75	\$1,248.75
00 11 60	Civil Engineering	Brinnier & Larios Inv 1	\$2,457.00	\$2,457.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 2	\$3,719.25	\$3,719.25
00 11 60	Civil Engineering	Brinnier & Larios Inv 4	\$2,268.00	\$2,268.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 5	\$1,260.00	\$1,260.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 6	\$666.00	\$666.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 6	\$2,079.00	\$2,079.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 7	\$166.50	\$166.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 7	\$189.00	\$189.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 8	\$1,165.50	\$1,165.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 8	\$4,851.00	\$4,851.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 9	\$666.00	\$666.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 9	\$1,638.00	\$1,638.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 10	\$1,008.00	\$1,008.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 11	\$166.50	\$166.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 11	\$1,953.00	\$1,953.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 12	\$333.00	\$333.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 12	\$472.50	\$472.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 13	\$83.25	\$83.25
00 11 60	Civil Engineering	Brinnier & Larios Inv 13	\$2,025.00	\$2,025.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 14	\$1,417.50	\$1,417.50
01 - General Requirements				
01 45 01	Inspection of Work - Estimate	SWPPP	\$ 3,450	\$ 3,450
HARD COSTS TOTAL			\$583,297.60	\$198,180.70
01 - General Requirements				
01 51 33	Temporary Water		\$ 4,500	\$ 500
01 56 16	Temporary Dust Barriers	Vehicle mats	\$ 10,000	\$ 2,500
07 - Gutters & Downspouts				
07 62 23	Fabricated Gutters and Downspouts		\$ 8,320	\$ 8,320
31 - Earthwork Grading & Utility Trenching				
31 11 00	Clearing & Grubbing		\$ 14,560	\$ 1,200

\$228,540.70

FUTURE STORMWATER PROGRAM

			Project Amount	Amount Requested
			\$ 33,350	\$30,360.00
00 - Procurement				
00 11 60	Civil Engineering	Brinnier & Larios Inv 1	\$1,387.50	\$1,248.75
00 11 60	Civil Engineering	Brinnier & Larios Inv 1	\$2,730.00	\$2,457.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 2	\$277.50	\$249.75
00 11 60	Civil Engineering	Brinnier & Larios Inv 2	\$560.00	\$504.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 2	\$47.50	\$42.75
00 11 60	Civil Engineering	Brinnier & Larios Inv 4	\$2,520.00	\$2,268.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 5	\$1,400.00	\$1,260.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 6	\$740.00	\$666.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 6	\$2,310.00	\$2,079.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 7	\$185.00	\$166.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 7	\$210.00	\$189.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 8	\$1,295.00	\$1,165.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 8	\$5,390.00	\$4,851.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 9	\$740.00	\$666.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 9	\$1,820.00	\$1,638.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 10	\$1,120.00	\$1,008.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 11	\$185.00	\$166.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 11	\$2,170.00	\$1,953.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 12	\$370.00	\$333.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 12	\$525.00	\$472.50
00 11 60	Civil Engineering	Brinnier & Larios Inv 13	\$92.50	\$83.25
00 11 60	Civil Engineering	Brinnier & Larios Inv 13	\$2,250.00	\$2,025.00
00 11 60	Civil Engineering	Brinnier & Larios Inv 14	\$1,575.00	\$1,417.50
01 45 01	Inspection of Work - Estimate - NO 10% disc applied	Brinnier & Larios	\$ 3,450	\$ 3,450

	\$300 per hour x 4	Excavator & Operator		
31 25 00	Erosion & Sediment Control	Construction Entrance Install & Maintenance	\$ 10,920	\$ 1,966
	18% of Entrance Protecting Street Access			
31 23 00	Excavation	Strip & Stockpile Soil	\$ 5,460	\$ 983
	18% of Soil Managent			
31 23 00	Excavation	Rough Cut / Fill	\$ 39,130	\$ 4,500
	11.5% of Excavation storm water	Stormwater wells		
31 23 00	Excavation	Soil Export / Import	\$ 45,162	\$ 3,850
	Excavator / Haul Equipment \$275 per hour x 14			
31 22 00	Grading	Replate Topsoil	\$ 5,460	\$ 819
	15% sof Topsoil install	\$225 per hour x 3.65 hours		
31 23 00	Excavation	New Topsoil	\$ 17,550	\$ 2,633
	15% of soil exchange material			
31 22 00	Grading	Rough Grading	\$ 125,000	\$ 18,750
	15% of Project	\$275 per Hour x 68.2 Hours		
31 22 00	Grading	Fine Grading	\$ 75,000	\$ 11,250
	15% of Project	\$275 per Hour x 41 Hours		
31 22 00	Grading	Finish Grading	\$ 65,000	\$ 9,750
	15% of Project	\$275 per Hour x 35.5 Hours		
31 25 00	Erosion & Sediment Control	SWPP Labor	\$ 14,815	\$ 2,222
	15% of Project	\$225 per Hour x 9.9Hours		
31 25 00	Erosion & Sediment Control	SWPP Maintenance	\$ 7,297	\$ 1,095
	15% of Project	\$225 per Hour x 4.87 Hours		
32 - EXTERIOR IMPROVEMENTS				
32 92 19	Seeding	Grass reseeding	\$ 1,394	\$ 1,394
32 90 00	Planting	50% Planting	\$ 14,560	\$ 7,280
33 - UTILITIES				
<i>Stormwater Structures</i>				
33 41 16	Rip Rap Stone Material	Average 6" stone 12"deep 40 sq feet, \$10 sq ft	\$ 4,000	\$ 4,000
33 41 16	Rip Rap Stone Labor	\$12 Sq Ft	\$ 4,800	\$ 4,800
33 41 16	Storm Water Drain Tile Pipe HDPE Material	Tile, connections Gravel & filterfabric \$15 Per LF x 900 ft	\$ 13,500	\$ 13,500
33 41 16	Stormwater Drain Tile Pipe HDPE Labor	Tile, Gravel & fabric \$15 Per LF x 900 ft	\$ 13,500	\$ 13,500
<i>Rain Gardens - 640 Sq Ft</i>				
33 41 16	01 Mil HDPE Liner Material	640 ²	\$ 450	\$ 450
33 41 16	40 Mil HDPE Liner Labor		\$ 235	\$ 235
33 41 16	3/4" Wash Gravel Material	64 ³	\$ 475	\$ 475

33 41 16	3/4" Wash Gravel Labor		\$ 650	\$ 650
33 41 16	Filter Sand Material	1280 ³	\$ 2,500	\$ 2,500
33 41 16	Filter Sand Labor		\$ 1,200	\$ 1,200
33 41 16	Filter Fabric Material	1280 ²	\$ 375	\$ 375
33 41 16	Filter Fabric Labor		\$ 525	\$ 525
33 41 16	2 12" Atrium grate Material	2	\$ 260	\$ 260
33 41 16	2 12" Atrium grate Labor		\$ 225	\$ 225
33 41 16	Shredded Hardwood Mulch Material	95 ³	\$ 4,500	\$ 4,500
33 41 16	Shredded Hardwood Mulch Labor		\$ 2,875	\$ 2,875
33 41 16	Catch Basin Material	1	\$ 3,000	\$ 3,000
33 41 16	Catch Basin Labor		\$ 2,100	\$ 2,100
33 41 16	Concrete Retaining Wall Material	224 Linear fet	\$ 29,000	\$ 29,000
33 41 16	Concrete Retaining Wall Labor		\$ 35,000	\$ 35,000

Timothy Cox

From: J W <447jwright@gmail.com>
Sent: Wednesday, July 22, 2026 9:26 AM
To: Timothy Cox; info@cwconline.org
Subject: Urgent: Formal Request to Withhold Grant Disbursements – Village of Hobart Maple Avenue Culvert (CWC Board Resolution #1 of 2026)

Dear Mr. Cox and CWC Board of Directors,

We are writing to formally notify the Catskill Watershed Corporation that project plans associated with CWC Board Resolution #1 of 2026 (Village of Hobart Maple Avenue Culvert Project) design municipal infrastructure expansions directly on our private deeded property at 316 Maple Avenue (Tax Map ID: 88.5-7-18.2) without an easement, right-of-way, or property owner consent.

Documented email records confirm that project leadership was notified of our explicit refusal of consent between 2022 and 2023. Omitting our parcel details from funding submittals to secure watershed grant funds constitutes material misrepresentation.

Formal audit requests and fraud complaints have been officially submitted to the NYS Office of the State Comptroller (OSC Division of Investigations) and NYS Inspector General. We urge the CWC to freeze all grant funding disbursements and utility relocation approvals associated with this project until legal site control and grant integrity issues are formally resolved.

e Wording to Copy & Paste:

DISTRIBUTION & REGULATORY NOTICE LIST

Please be advised that this complete evidentiary file and notice of regulatory non-compliance have been concurrently submitted to the following state, federal, regional, and legislative oversight entities:

- **NYS Office of the State Comptroller (OSC Division of Investigations / Fraud Hotline)**
- **NYS Office of the Inspector General (OIG)**
- **Office of NYS Senator Peter Oberacker (51st Senate District)**
- **Office of NYS Assemblyman Chris Tague (102nd Assembly District)**
- **NYS Department of Environmental Conservation (DEC Central FOIL & Region 4 Leadership)**
- **U.S. Army Corps of Engineers (USACE NY District Regulatory Branch / Permit # NAN-2024-00853-UCL)**
- **Catskill Watershed Corporation (CWC Executive Leadership & Board)**
- **Delaware County Soil & Water Conservation District (DCSWCD) & Delaware County Board of Supervisors**
- **NYS Committee on Open Government (COOG)**
- **Regional News Outlets & Investigative News Desks**

Sincerely,
Stephen and Jessica Wright
316 Maple Avenue, Hobart, NY 13788
607-765-5844 / 607-725-0497

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Minutes
CATSKILL WATERSHED CORPORATION
Wastewater/Stormwater Committee Tuesday, July 7, 2026 @ 9:00 AM

Attendees: James Sofranko (Director), Joseph Cetta (Director), Tina Mole (Director), John Kosier (Director), Jeff Senterman (Director), Christopher Mathews (Director), Shilo Williams (DEP), Tom Snow (Director) excused.

Others: John Mathiesen (CWC), Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Eric Lane (CWC), Lindsay Ballard and Logan (CWC), Donald Brown (CWC), Jessica Fiedler (CWC), Gemma Young (CWC), Zach Baldwin-Way (CWC), Brian Sullivan (CWC), Jim Martin (CWC), Renee Alexander (CWC), CWC Interns-Nicholas Mammel, Dylan Braswell, Ashley Camano, Matthew Holbrook Dylan Braswell and Jonathan Gonzalez. Innes Kasanof (Director), Rich Parete (Director), Alicia Terry (Director), Tom Hoyt (Director), Excused-George Haynes (Director), Arthur Merrill (Director) and Tom Snow (NYSDEC), John Schwartz (DEP), Aaron Bennett (DEP), Mat Gianetta (DEP), Gerson Tavarez (DEP), Nick Sadler (DEP), Heidi Emrich (VYCDEP), Pat Palmer (NYSDOH), Mike Maloney (NYSDOH), Karen Stainbrook (NYSDEC), Kristina Gutches (NYSDEC), Joan Lawrence-Bauer (Walton Reporter), Lindsay Drew (NYSDOS). Nick Carbone (Watershed Affairs Coordinator), John Wimbush (NYSDOS), Kyle Bredberg (New Paltz Oracle Reporter), Via Zoom; Pauline Wanjugi (NYSDOH), Tom Stalter (DEP), Dymitry Ostapishyn (NYCDEP), Rena Baker (CWC), Lynn Kavanagh (CWC), Morgan Tarbell (NYSDOH).

The meeting was called to order by Jim Sofranko at 9:01 AM.

- I. Review minutes from June 2, 2026, meeting. Minutes approved as written by a motion from John Kosier and the motion was seconded by Tina Mole, Motion carried.

1. Community Wastewater Management Program

General Project Updates:

CWMP III

Halcottsville-The final inspection will be completed in the Fall of 2026. Maintenance Bond is good through 2026.

Shokan-There will be a total of 8 contracts, the last contract will be for approximately 41 water meters to be installed.

Lamont has received the work permit from NYSDOT regarding driveway access permit for pump station 1 and DOT has put a rush on the review of the permit and documents not realizing that this project had more than just one permit approval.

As of 07/06/2026, there are 378 of the 479 lateral access agreements signed, which is 78%.

Bidding for the project was published on September 23, 2025. Pre-Bid conferences were held on October 9, 2025, with bid openings held on October 30, 2025, and November 6, 2025. There are 8 separate contracts. Total of all low bids for contracts 1-8 are being shown at \$74,428,196.00.

December 4, 2025-NYCDEP sets the block grant for the Shokan project at \$90,000.000.00 which will include design and construction phase engineering costs.

The Town of Olive completed and signed the Notices to Proceed at their January 13, 2026, meeting.

Layout and flagging of the force main/collection system line with GPS was started on 2/25/2026 by Carver Construction.

The tree cutting work for the Collection System started on 3/10/2026. Atlantic Testing conducted soil drilling on 3/12/2026.

Contract 1 Carver Construction and their sub-contractor, bvd Solar and Land Clearing completed all tree clearing and the cleanup of all downed trees. All trees are down in areas 1-3 underway. The contractor was able to get all trees down that had been identified for bat habitat prior to the March 31, 2026, deadline. Carver Construction has mobilized as of 5/26/2026 and their sub-contractor Osterhoudt Construction has mobilized as of 6/1/2026 and has started the sewer main work on Bostock Road, Longyear Road, Old Farm Road and Pump Station 1. All operations needed to be moved further up Bostock Road since a large amount of water was encountered while digging near the culvert of Bostock Road. A better dewatering plan is being developed for approvals.

Contract 2 was given notice to proceed and was mobilized on site on 5/18/2026 and started the directional drilling of the force main in Boiceville at the WWTP and working out to and up along the edge of State Rt. 28. They have been encountering large rocks while drilling and have had breakdowns and therefore have brought in a bigger drill rig along with an air compressor for hammering while drilling. They have obtained a site for disposing of the Slurry.

Contract 3 Jersen Construction has mobilized on site on 4/8/2026 and started their site survey and stake out of the building site, clearing of small trees and installing fence posts, orange snow fencing for the job site perimeter and along the park access road. They have also installed storm water silt tubing along the access road to the park and the job site perimeter. The contractor has also removed all junk from the property, building their access road to the site, landing pad for their site trailer and storage of equipment containers and dumpsters. Their sub-contractor has cut all trees on the building site lot of 4.5 acres within a time period of 7 hours with the tree cutting/buncher excavator. All trees, tops and stumps have been removed from the site by being put through a grinder/crusher and turned into mulch. Several tractor trailer loads of mulch were taken away. All excess mulch has been graded on site to protect the exposed dirt from eroding.

A large amount of ledge was encountered estimating 12,000 cy of rock to be blasted and removed. Maine Drilling and Blasting a sub-contractor of Jersen Construction completed all blasting in 4 days. Blasting started on 6/23/2026 and was completed on 6/26/2026. All blasted rock took 7 days to be removed by private haulers and the Town of Olive dump trucks.

Contract 7a J Squared Construction has started mobilizing on site 6/23/2026 at Boiceville WWTP.

2. Future Stormwater Program

Windham Skye Capital Acquisition Co., LLC

Program: FSW/MOA-145

Address: County Route 10, Windham, NY

Engineer: Katterskill Associates

Tax Parcel ID: 46.00-1-2.2

Project Description:

On August 8, 2025, NYC DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Windham Skye Capital Acquisition Co., LLC, located in Windham, NY. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, an Individual State SPDES permit from NYS DEC was required.

Proposed construction activities at the ~ 108-acre site include 30 single-family home lots, two community septic systems, and a pavilion. Construction of the proposed project is estimated to disturb 35.68 acres of land and create 7.92 acres of new impervious surface.

Stormwater management will be provided through bioretention basins, rain gardens, planters, and attenuation basins. Each individual lot will also have to follow a SWPPP plan and implement stormwater controls once they are sold.

Windham Skye Capital Acquisition Co., LLC applied for engineering costs on May 29, 2026. The applicant has elected for 35% reimbursement of all DEP and DEC stormwater costs and is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Fourteen Thousand Six Hundred Seventy-Four Dollars and Twenty-Eight Cents (14,674.28) from each program.

COST BREAKOUT	
Design:	\$83,853.08
Construction:	\$0
Total:	\$83,853.08
15% Contingency:	\$0
TOTAL:	\$83,853.08
35% Election	\$ 29,348.58
PROGRAM ALLOCATION	
FSW Funding	\$14,674.28
MOA-145 Funding	\$14,674.28

The CWC recommends reimbursement of up to Fourteen Thousand Six Hundred Seventy-Four Dollars and Twenty-Eight Cents (14,674.28) from both the Future Stormwater Program and the MOA-145 Program to Windham Skye Capital Acquisition Co., LLC for the design costs of implementing a SWPPP required by NYC Watershed Regulations and NYS Individual SPDES Permit.

Recommended Future Stormwater Funding Request not to exceed \$14,674.28

Recommended MOA-145 Funding Request not to exceed \$14,674.28

Joe Cetta asked whether the individual lots would be required to prepare SWPPPs. CWC explained that they would. For subdivision projects, an overall SWPPP is prepared for the development as a whole, and each individual lot must also prepare its own SWPPP, as required, based on the size and location of the proposed house, septic system, and any additional impervious surfaces.

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

3. Stormwater Retrofit Program

No new applications

4. Local Flood Hazard Mitigation

Property Owner: RUPCO, Inc.

Contact Person: Lorne Nortion

Address: 310 Main Street, Pine Hill, NY

LFA Recommendation: Yes

Property Category: Mixed Use

Phase: Design

Project Description:

RUPCO, Inc. has applied for \$5,500 in design funding to support wet floodproofing measures for The Wellington, a property located within the Special Flood Hazard Area in Pine Hill. As part of a planned rehabilitation project, the applicant intends to create 10 units of affordable housing, and the project will meet substantial improvement requirements.

The feasibility study does not recommend elevating the structure, as the first floor is currently approximately 1.9 feet above the Design Flood Elevation (DFE). Instead, the study recommends wet floodproofing measures, including the installation of flood vents and the relocation of utilities. The applicant also plans to replace the existing footings and foundation, which are in poor condition, and elevate the structure an additional 1.3 feet.

The rear portion of the building will be wet floodproofed through the installation of engineered flood vents and will be used for storage and a trash room. The front portion of the foundation will be dry floodproofed with a thickened concrete slab.

CWC staff recommends reimbursement of \$5,500.00 to RUPCO, Inc. for design costs associated with the wet floodproofing components of The Wellington rehabilitation project in Pine Hill.

Shilo Williams noted DEP's support for the project and their concern with waiving program rules.

Jason Merwin noted that program rules are in the process of being updated and that the rule prohibiting payment for work completed prior to project agreement has been noted for potential change.

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

5. Other: Septage Design Acceptance at the Town of Prattsville's WWTP-The Town of Prattsville is ready to enter into an agreement with Lamont Engineers to provide Design Engineering Services for Septage Receiving Facility Pre-Construction Phase Services in the amount of \$195,000.00.

A motion was made by Jim Sofranko to approve the request for the funding and to forward the request onto the CWC Board of Directors for final funding approval. Motion was seconded by Tina Mole, Motion carried.

Fourth Amendment to the Agreement between the City of New York and the Catskill Watershed Corporation-Contract id: CAT-483. Motion was made by Joseph Cetta to approve and seconded by Tina Mole, Motion Carried.

Board approval of fourth amendment to the Shokan Wastewater Management Project Agreement to have total DEP funding in the amount of \$91,500,000.00. Motion was made by Jim Sofranko and seconded by Joseph Cetta, Motion carried.

Flood Hazard Mitigation Program Rule Change:

CWC staff provided an updated program rule, limiting property protection measure funding within FEMA mapped Floodways.

John Schwarts noted that the definition of Relocation with the program rules should specify outside the floodway.

Jason Merwin noted that this wouldn't have an impact as the definition already specifies relocations must be outside the floodplain and the floodway is located within this designated area.

James Sofranko expressed his concern with this program rule update limiting flexibility of the program.

A motion was made by Jeff Senterman to approve the updated program rules with the addition of the change to the definition of relocation stipulating outside the floodplain and forward the program rule update onto the CWC Board of Director's July meeting. The motion was seconded by Tina Mole. Motion carried. James Sofranko vote Nay.

Shokan Contract Amendment

Jason and Tim detailed a resolution prepared for the board to approve another contract amendment for the Shokan project. The contract amendment was necessary to allow certain contractors and subcontractors to work on the project. Under the existing contract, those contractors are required to be approved by DEP under the City's PASSPort system. After 7 months of attempts to get the contractors approved, DEP acknowledged to CWC that the process outlined in the contract was impossible to achieve. The proposed contract amendment would allow for DEP to expedite their reviews in a much simpler and efficient manner. Jason noted to the committee that the PASSPort process had been seven months and still some processes were not complete compared to this new process that was approved in just a couple days. Jason emphasized that all future contracts should utilize this method.

Jim Sofranko questioned whether the Town should still award the contracts prior to the registration of the contract amendment. Jason stated that this was his concern throughout the amendment negotiations but said that he felt as comfortable as he could without the contract being registered. Jim asked Shilo if she had any concerns. Shilo indicated she didn't and that she did not believe DEP needed an amendment to change the process.

The committee recommended approval of the amendment unanimously.

II. Next meeting scheduled for Tuesday, August 4, 2026

III. Adjournment 9:37 AM