



Catskill Watershed Corporation

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

Tel: (845) 586 -1400

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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 Tavarez and Aaron Bennett

SUBJECT: WASTEWATER COMMITTEE MEETING NOTICE

DATE: Tuesday, October 6, 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, October 6, 2026 @ 9:00AM

- I. Call to Order
- II. Review minutes of September 1, 2026, meeting
- III. Wastewater / Stormwater

1. Community Wastewater Management Program

General Project Updates:

CWMP III

Halcottsville
Shokan

2. Future Stormwater Program

SUNN 1002 LLC

Program: FSW/MOA-145

Address: State Highway 28, Margaretville, NY 12406

Engineer: LaBella Associates

Tax Parcel ID: 285.-2-34.2

Project Description:

On June 12, 2026, NYC DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for SUNN 1002 LLC located in Margaretville, 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.

The proposed project is the construction of a ground-mounted solar energy system involving approximately 26 acres of tree-clearing, as well as the installation of solar array tables, associated electrical equipment, an access road, and a stormwater management system.

Stormwater controls on the site include erosion and sediment controls, vegetated & rock lined swales, a large bioretention basin, two large infiltration basins, catch basins, and ~12,750 linear feet of 4'x3' level spreaders.

SUNN 1002 LLC applied for engineering & construction costs on August 14, 2026. Total engineering and construction costs with a 15% CWC added contingency totaled Two Million Seven Hundred Twenty-One Thousand Six Hundred Sixty-Six Dollars and Sixty-Four Cents. (\$2,721,666.64). 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 Four Hundred Seventy-Six Thousand Two Hundred Ninety-One Dollars and Sixty-Six Cents (\$476,291.66) from each program.

COST BREAKOUT	
Design:	\$111,975.94
Construction:	\$2,254,690.70
Total:	\$2,366,666.64

15% Contingency:	\$355,000.00
TOTAL:	\$2,721,666.64
35% Election	\$952,583.32
PROGRAM ALLOCATION	
FSW Funding	\$476,291.66
MOA-145 Funding	\$476,291.66

The CWC recommends reimbursement of up to Four Hundred Seventy-Six Thousand Two Hundred Ninety-One Dollars and Sixty-Six Cents (\$476,291.66) from both the Future Stormwater Program and the MOA-145 Program to SUNN 1002 LLC for the costs of implementing a SWPPP required by NYC Watershed Regulations and NYS Individual SPDES Permit.

Recommended Future Stormwater Funding Request not to exceed \$476,291.66
Recommended MOA-145 Funding Request not to exceed \$476,291.66

Chris Russo – Pine Island Subdivision

Program: Future Stormwater

Address: 197 South Gilboa Road, Stamford NY

Engineer: Ed McCarthy

Contractor: Keith McLean

Tax Parcel ID: 189.-4-4.21

Project Description:

On March 12, 2019, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Chris Russo located at 197 South Gilboa Road in the Town of Gilboa. The project is part of a larger common plan of development resulting in greater than 5-acres of land disturbance. A SWPPP addressing stormwater runoff was required to meet the Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC General Permit for Stormwater Discharges from Construction Activities.

The project consists of constructing a single-family residential home, garage and driveway. Stormwater controls to be constructed include two rain gardens. On August 14, 2026, Chris Russo applied to the CWC Future Stormwater program for costs of implementing a SWPPP. Engineering and construction costs with a CWC added a 15% contingency totaled Sixteen Thousand Two Hundred Eighty Dollars and Fifty-Five Cents (\$16,280.55). The applicant has elected for 50% reimbursement of eligible costs or Eight Thousand One Hundred Forty Dollars and Twenty-Eight Cents (\$8,140.28).

COST BREAKOUT	
Design:	\$ 2,000.00
Construction:	\$12,157.00
Total:	\$14,157.00
15% Contingency:	\$2,123.55
TOTAL:	\$16,280.55
50% Election	\$8,140.28
PROGRAM ALLOCATION	
FSW Funding	\$8,140.28
MOA-145 Funding	\$0

The CWC recommends reimbursement of up to Eight Thousand One Hundred Forty Dollars and Twenty-Eight Cents (\$8,140.28) to Chris Russo for 50% of the costs associated with implementing a SWPPP required by NYC Watershed Regulations and the NYS DEC General Permit.

Recommended Future Stormwater Funding not-to-exceed: \$8,140.28

3. Stormwater Retrofit Program

No new applications

4. Local Flood Hazard Mitigation:

No new applications

Project Description:

5. Other:

IV. Next meeting scheduled for Tuesday, November 3, 2026 @ 9:00AM

V. Adjournment

Minutes
CATSKILL WATERSHED CORPORATION
Wastewater/Stormwater Committee Tuesday, September 1, 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).

Others: John Mathiesen (CWC), Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Eric Lane (CWC), Lindsay Ballard (CWC), Donald Brown (CWC), Jessica Fiedler (CWC), Gemma Young (CWC), Zach Baldwin-Way (CWC), Brian Sullivan (CWC), Jim Martin (CWC), Renee Alexander (CWC), Innes Kasanof (Director), Rich Parete (Director), Alicia Terry (Director), Tom Hoyt (Director), George Haynes (Director), James Ellis (Director), John Schwartz (DEP), Aaron Bennett (DEP), Matt Gianetta (DEP), Gerson Tavarez (DEP), Nick Sadler (DEP), Heidi Emrich (NYCDEP), Pat Palmer (NYSDOH), Mike Maloney (NYSDOH), Joan Lawrence-Bauer (Walton Reporter), Via Zoom; Pauline Wanjugi (NYSDOH), Tom Stalter (DEP), Dymitry Ostapyshyn (NYCDEP), Rena Baker (CWC), Morgan Tarbell (NYSDOH).

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

- I. Review minutes from August 4, 2026, meeting. Minutes approved as written by a motion from Jeff Senterman and the motion was seconded by John Kosier, 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 State Rt. 28 ROW.

As of 08/31/2026, there are 389 of the 479 lateral access agreements signed, which is 81%.

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.

Contract 1-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, Black Road, Black Alder Road and Red Maple Road with their sub-contractor Osterhoudt Excavation. Carver Construction is doing the sewer main work on Longyear Road, Old Farm Road and Pump Station 1.

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. Things have been progressing slowly but now they have made it to their Rt. 28 crossing, and this has been completed.

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 1,200 cy of rock to be blasted and removed. Maine Drilling and Blasting a sub-contractor of Jersen Construction completed all blasting in 4 days that was estimated to take up to 3 weeks to complete. 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. Form work and placement of rebar have started and pouring of concrete slabs have been completed and forming and tying of rebar for the walls has begun. The walls for the Digester have been completed and placement of the foundation forms for the EQ Basin has begun.

Contract 7a J Squared Construction has started mobilizing on site 6/23/2026 at Boiceville WWTP. The back loading dock has been removed, and other preliminary items are being worked on.

2. Future Stormwater Program

No new Projects

3. Stormwater Retrofit Program

No new Projects

4. Local Flood Hazard Mitigation

Property Owner: Ruth Bonapace

Contact Person: Ruth Bonapace

Address: Route 214, Lanesville, NY 12450

LFA Recommendation: Yes

Property Category: Residential

Phase: Feasibility

Project Description:

Ruth Bonapace submitted an application for \$5,000.00 in funding to complete a feasibility study to assess property protection measures for her home, which straddles the 100-year and 500-year floodplain of the Stoney Clove Creek in Lanesville. The Town of Hunter completed an LFA for the Hamlet of Lanesville and this recommends property specific flood mitigation measures for homes located in the floodplain.

CWC staff recommends reimbursement of up to Five Thousand Dollars (\$5,000.00) to Ruth Bonapace for funding to complete their property protection feasibility study.

CWC Staff noted that DEP had since found the structure was noted to be out of compliance during a recent Community Assistance Visit (CAV) due to having a basement within the floodplain.

Aaron Bennet (DEP) noted that the Town should be addressing this out of compliance and that funding a feasibility at this time may not be beneficial if the Town already has a path forward planned.

John Schwartz (DEP) also noted the importance of local municipalities being educated and enforcing floodplain development regulations.

Jeff Senterman noted that the structure has been continued to be improved over the past several years, including recently.

A motion was made by Shiloh Williams to table the request for funding until the Town can provide further direction. The motion was seconded by Tina Mole. Motion carried.

Property Owner: Stephen Dahmer

Contact Person: Stephen Dahmer

Address: 1470 Route 214, Lanesville, NY 12450

LFA Recommendation: Yes

Property Category: Residential

Phase: Feasibility

Project Description:

Stephen Dahmer submitted an application for \$5,000.00 in funding to complete a feasibility study to assess property protection measures for his home, located within the Special Flood Hazard Area of the Stoney Clove Creek in Lanesville. The Town of Hunter completed an LFA for the Hamlet of Lanesville and this recommends property specific flood mitigation measures for homes located in the floodplain.

CWC staff recommends reimbursement of up to Five Thousand Dollars (\$5,000.00) to Stephen Dahmer for funding to complete their property protection feasibility study.

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 June meeting. The motion was seconded by Chris Mathews. Motion carried.

5. Other:

CWC Staff noted that portions of the watershed had received large amounts of rainfall during the July 29 storm. Multiple communities had reached out asking for the Emergency Stream Debris Removal Program to be open. With this staff recommended opening the program to portions of Greene County and the Town of Shandaken. *A motion was made by Jim Sofranko to approve opening the Emergency Stream Debris Removal Program and forward the request onto the CWC Board of Director's September meeting. The motion was seconded by Chris Mathews. Motion carried.*

II. Next meeting scheduled for Tuesday, October 6, 2026

III. Adjournment 9:35 AM



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: SUNN 1002 LLC		TITLE: President	
APPLICANT MAILING ADDRESS: 700 West Metro Park, Rochester, NY 14623			
PROJECT ADDRESS: State Highway 28th, Town of Middletown, NY			
TELEPHONE NUMBER: (647) 354-5425		APPLICANT EMAIL ADDRESS: andrew.vandoorn@powerbankcorp.com	
AUTHORIZED REPRESENTATIVE NAME: Andrew van Doorn		AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: andrew.vandoorn@powerbankcorp.com	
PROJECT CONSULTANT INFORMATION			
ENGINEER: Labella Associates		EMAIL ADDRESS: mtshimanga@labellapc.com	
CONTRACTOR:		EMAIL ADDRESS:	
OTHER:		EMAIL ADDRESS:	
PROJECT INFORMATION			
PROJECT TYPE: ☐ SINGLE-FAMILY ☐ MULTI-FAMILY ☐ SMALL BUSINESS* ☐ IRSP ☐ LOW INCOME HOUSING ☒ OTHER: Large Business			
* 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: A 5 MW AC solar project with the proposed stormwater controls of gravel diaphragm, silt fence, detention pond, stone channel, overflow weir, grass filter strips, catch basin, rip rap, seed and mulch.			
SWPPP DESIGN COSTS: ☒ ESTIMATED ☐ ACTUAL Amount \$ \$129,258 111,975.94		ELECTION FOR REIMBURSEMENT: ☒ 50% of ALL Stormwater costs (DEP & DEC) OR ☐ 100% Itemized DEP ONLY costs 50% Amount Requested: \$834,382.05 100% Amount Requested: 828,333.324	
SWPPP CONSTRUCTION COSTS: ☒ ESTIMATED ☐ ACTUAL Amount \$ \$2,254,690.70			
TOTAL SWPPP COSTS: \$ 2,383,948.7		METHOD OF PAYMENT: ☐ TWO-PARTY CHECK ☒ REIMBURSEMENT	
If costs are ESTIMATED , please include cost estimates from engineers and contractors. If costs are ACTUAL , please include invoices from engineers and contractors. If method of payment is REIMBURSEMENT please include proof of payment for invoices.			
NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP Approval Date: June 12, 2026 Permit #: 2024-PE-0361.SP.1 DEP Representative: Nathaniel Hendricks		Is the projects stormwater plan required by state and/or federal government? ☒ YES ☐ NO (if yes please provide the below permit information) DEC Independent Stormwater Permit For Construction Activity	
NYSDEC SPDES General Permit for Stormwater Discharges ☒ YES ☐ NO		Approval Date: 8/14/2026	Permit #: NY 0305308 DEC Representative: Anjelika Stewart
LIST OF ENCLOSED ATTACHMENTS (check all that apply)			
From NYC DEP: ☐ Notice of Violation (NOV) ☒ SWPPP Approval ☐ Construction Approval (CA) ☐ Notice of Violation Closure	From ENGINEER: ☒ Full SWPPP ☐ As-Built Drawings ☐ Operation & Maintenance Plan	From NYS DEC: ☐ Notice of Intent (NOI) ☐ Notice of Incomplete Application (NOICA)	Other: ☐ Design/Construction Invoices ☐ Proof of Payments ☒ W-9 ☒ Messages with DEP, Engineer, DEC, etc.
CERTIFICATION			
I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.			
PRINT CLAIMANT NAME Andrew van Doorn	CLAIMANT SIGNATURE DocuSigned by: Andrew van Doorn F98A1C3EB2C4430...		DATE 8/14/2026

June 12, 2026

SUNN 1002 LLC
700 West Metro Park
Rochester, NY 14623

Re: Application to Engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SP)
Abundant Solar
Project Log # 2024-PE-0361-SP.1
State Highway 28; Town of Middletown; Delaware County
S/B/L(s): 285.-2-34.2; Pepacton Reservoir Basin

Dear Andrew van Doorn:

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 June 12, 2026. The determination and associated conditions are enclosed and three copies of the approved design drawings have been sent to LaBella Associates.

Please contact me at (845) 771-1116 with any questions you may have in regard to this determination and construction notice.

Sincerely,



Nathaniel Hendricks
Supervisor
Arkville Project Review

C: Matt McGregor, Senior Director, Abundant Solar Power Inc.
Justin Lam, Abundant Solar Power Inc.
Mufuta Jean Tshimanga, P.E, Senior Civil Engineer, LaBella Associates
Rebecca Mitchell, Assistant Engineer, NYSDEC – Region 4
Zachary Haverly, Code Enforcement Officer, Town of Middletown
Racheal Burger, Stormwater Program Manager, 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; *10 NYCRR, Rules and Regulations for The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources* (Watershed Regulations), 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: Abundant Solar – Middletown Solar Project

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

DEP Log #: 2024-PE-0361-SP.1

Property Location: State Highway 28
Town of Middletown, Delaware County, New York
Tax Map # 285.-2-34.2

Owner/Applicant: SUNN 1002 LLC

Owner's Address: 700 West Metro Park
Rochester, NY 14623

Drainage Basin: Pepacton Reservoir

General Description: The Project requires a SWPPP pursuant to Section 18-39 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 26.41 acres of land. Erosion and sediment controls will be installed to stabilize disturbances throughout the project area and post-construction stormwater controls will be constructed. The SWPPP shall be implemented in accordance with the report titled “Middletown Solar Project” prepared by LaBella Associates dated May 2025 and revised April 2026 (which is attached hereto as Appendix A).

(X) 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.

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 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 SUNN 1002 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: June 12, 2026

Abundant Solar Power Inc.
Project Log # 2024-PE-0361-SP.1
State Highway 28; Town of Middletown; Delaware County
Pepacton Reservoir Basin

Determination made by:



Nicholas Sadler, P.E.
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

Recommended for approval by:



Nathaniel Hendricks
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

APPENDIX A

The following documents were prepared by LaBella Associates for SUNN 2001 LLC – Middletown Solar Project.

1. Middletown Solar Project Stormwater Pollution Prevention Plan Report dated May 2025 and last revised April 2026.
2. State Highway 28 Solar Project - List of Drawings and revision dates.

Sheet	Title	Date	Revised
C001	General Notes and Legend	December 22, 2025	May 28, 2026
C101	Existing Conditions & Demolition Plan	December 22, 2025	May 28, 2026
C102	Existing Conditions & Slope Analysis Plan	December 22, 2025	May 28, 2026
C201	Overall Site Plan	December 22, 2025	May 28, 2026
C202	Site Plan	December 22, 2025	May 28, 2026
C203	Site Plan & Slope Analysis Plan	December 22, 2025	May 28, 2026
C401	Overall Grading Plan	December 22, 2025	May 28, 2026
C402	Grading Plan	December 22, 2025	May 28, 2026
C403	Grading Plan	December 22, 2025	May 28, 2026
C404	Grading Plan	December 22, 2025	May 28, 2026
C501	Erosion & Sediment Control Plan	December 22, 2025	May 28, 2026
C601	Landscaping Plan	December 22, 2025	May 28, 2026
C701	Construction Details	December 22, 2025	May 28, 2026
C702	Construction Details	December 22, 2025	May 28, 2026
C703	Construction Details	December 22, 2025	May 28, 2026
C704	Construction Details	December 22, 2025	May 28, 2026

	Additional	
40% IFC	\$	6,000.00
Construction Admin 40%	\$	4,800.00
SWPP DEP/DEC Construction Kick off Visit	\$	2,500.00
ASR 5 IFP + Response	\$	8,265.40

Invoice 268057	Issue for Permit Site Plan Set	\$ 2,079.93	ASR 1 IFP
	SWPPP Calculations	\$ 2,352.83	ASR 1 SWPP Calc
	Stormwater Management Design	\$ 7,450.83	ASR 1 Stowmwater Design
	SWPPP Report	\$ 500.00	ASR 1 SWPP Report
Invoice 285448	NYCDEP Comment Response Letter	\$ 1,500.00	DEP response and meeting
	Additional NYCDEP Permitting Services	\$ 9,235.03	T&M for design
	Additional Permiting Fee	\$ 12,000.00	ASR 4 IFP
Invoice 305682	Additional NYCDEP Permitting Services	\$ 6,586.20	T&M for design
Invoice 302110	Additional NYCDEP Permitting Services	\$ 26,617.37	T&M for design
Invoice 243385	NYCDEP Pre-Application Meeting	\$ 1,500.00	DEP response and meeting
	Issue for Permit Site Plan Set	\$ 7,219.52	ASR 1 IFP
	SWPPP Calculations	\$ 3,520.85	ASR 1 SWPP Calc
	Stormwater Management Design	\$ 2,384.65	ASR 1 Stowmwater Design
	SWPPP Report	\$ 2,150.48	ASR 1 SWPP Report
Invoice 245028	Issue for Permit Site Plan Set	\$ 2,098.44	ASR 1 IFP
	Stormwater Management Design	\$ 894.24	ASR 1 Stowmwater Design
	SWPPP Report	\$ 349.52	ASR 1 SWPP Report
Invoice 253180	Issue for Permit Site Plan Set	\$ 602.11	ASR 1 IFP
	Stormwater Management Design	\$ 1,368.54	ASR 1 Stowmwater Design

Total Invoices	\$ 90,410.54
Total Invoices + 40% IFC, Construction Admin, Pre-Con Meeting, ASR 5	\$ 111,975.94

SWPPP Cost Breakdown - Hwy 28

**Labor, materials, and equipment included in price*

Detention Ponds

Equipment	Qty	Units	Rate	Amount
Stormwater Detention Ponds	3	each	\$55,166.67	\$165,500.00
Fill needed for Detention Ponds	18000	ton	\$28.33	\$510,000.00
Outlet Control Structures for Ponds	3	each	\$17,900.00	\$53,700.00
12" HDPE Pipe	113	Per Linear Foot	\$301.10	\$34,024.00
Overflow Weirs for ponds w/ 6" rip rap stone	5400	SF	\$3.71	\$20,040.00
Slope Fabric at Basins/Ponds	46000	SY	\$1.11	\$51,133.20
		TOTAL		\$834,397.20

Level Spreader

Equipment	Qty	Units	Rate	Amount
LEVEL SPREADERS 12,750'X4'X3	12750	LF	\$80.85	\$1,030,837.50
		TOTAL		\$1,030,837.50

Catch Basins and Culverts

Equipment	Qty	Units	Rate	Amount
36" HDPE Pipe includes 2 Catch Basins	160	Per Linear Foot	\$358.00	\$57,280.00
Rock Lined Swales	940	Per Linear Foot	\$61.85	\$58,136.00
		TOTAL		\$115,416.00

Erosion Control

Equipment	Qty	Units	Rate	Amount
Seed & Mulch	-	-	\$52,920.00	\$52,920.00
Silt Fence	5600	Per Linear Foot	\$9.45	\$52,920.00
Filter Strip	3	each	\$3,333.33	\$10,000.00
Pervious 8" of clean stone	26000	SF	\$4.20	\$109,200.00
		TOTAL		\$225,040.00

SWPP Engineering

Equipment	Qty	Units	Rate	Amount
SWPP Inspections	52	each	\$750.00	\$39,000.00
SWPP Design	1	each	\$129,258.00	\$129,258.00
As-Builts	1	each	\$10,000.00	\$10,000.00
		TOTAL		\$178,258.00

111975.94

160,975.94

PROJECT TOTAL

\$2,383,948.70

2,366,666.64



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: Christopher Russo		TITLE:	
APPLICANT MAILING ADDRESS: 1805 83rd St, Glendale, N.Y. 11385			
PROJECT ADDRESS: 197 South Gilboa Road, Stamford, N.Y. 12167			
TELEPHONE NUMBER: 347-684-2201		APPLICANT EMAIL ADDRESS: crusso007@aol.com	
AUTHORIZED REPRESENTATIVE NAME: Christopher Russo		AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: 347-684-2201 - crusso007@aol.com	
PROJECT CONSULTANT INFORMATION			
ENGINEER: Ed McCarthy		EMAIL ADDRESS: Steelebrook@live.com	
CONTRACTOR: Keith McLean		EMAIL ADDRESS: keithmcleank2@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: CWC Rain Garden Project			
SWPPP DESIGN COSTS: ☐ ESTIMATED ☒ ACTUAL Amount \$		ELECTION FOR REIMBURSEMENT: ☒ 50% of ALL Stormwater costs (DEP & DEC) OR ☐ 100% Itemized DEP ONLY costs 50% Amount Requested: 7,078.50 100% Amount Requested: 7,078.5	
SWPPP CONSTRUCTION COSTS: ☐ ESTIMATED ☒ ACTUAL Amount \$ 12,157.00			
TOTAL SWPPP COSTS: \$14,157.00		METHOD OF PAYMENT: ☐ TWO-PARTY CHECK ☒ REIMBURSEMENT	
If costs are ESTIMATED, please include cost estimates from engineers and contractors. If costs are ACTUAL, please include invoices from engineers and contractors. If method of payment is REIMBURSEMENT please include proof of payment for invoices.			
NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP		Is the projects stormwater plan required by state and/or federal government? ☐ YES ☐ NO (if yes please provide the below permit information)	
Approval Date: Permit #: DEP Representative:			
NYSDEC SPDES General Permit for Stormwater Discharges ☐ YES ☐ NO		Approval Date:	Permit #: DEC Representative:
LIST OF ENCLOSED ATTACHMENTS (check all that apply)			
From NYC DEP: ☐ Notice of Violation (NOV) ☐ SWPPP Approval ☐ Construction Approval (CA) ☐ Notice of Violation Closure	From ENGINEER: ☐ Full SWPPP ☐ As-Built Drawings ☐ Operation & Maintenance Plan	From NYS DEC: ☐ Notice of Intent (NOI) ☐ Notice of Incomplete Application (NOICA)	Other: ☐ Design/Construction Invoices ☐ Proof of Payments ☐ W-9 ☐ Messages with DEP, Engineer, DEC, etc.
CERTIFICATION			
I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.			
PRINT CLAIMANT NAME Christopher Russo		CLAIMANT SIGNATURE Christopher Russo	DATE August 14th - 2020



**Environmental
Protection**

*Vincent Sapienza, P.E.
Commissioner*

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

71 Smith Avenue
Kingston, New York
12401

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

March 28, 2023

Christopher Russo
7805 83rd Street
Glendale, NY 11385

Re: Completion of Required Stormwater Controls
Stormwater Pollution Prevention Plan (SWPPP)
Project Log # 2019-SC-0036-SP.1
197 South Gilboa Rd; Town of Gilboa; Schoharie County
S/B/L(s): 189.-4-4.21; Schoharie Reservoir Basin

Dear Mr. Russo:

This project is located within the Pine Island Subdivision where post construction stormwater controls are required by the NYSDEC and the New York City Department of Environmental Protection (DEP) on each lot developed. As you know the DEP approved a SWPPP on March 12, 2019 for the above-mentioned property.

DEP representatives recently assessed the property and have determined the site construction is sufficiently complete to allow for construction of the stormwater controls. For your site this includes rain garden(s) and grading the driveway to pitch to the west or "downhill". Again, these practices are required.

Please make necessary arrangements to complete construction of the stormwater controls this summer as shown on the approved SWPPP. If you have any questions regarding this matter, please contact me at (845) 340-7226.

Very truly yours,

James Watkins
Associate Project Manager
Stormwater Programs

c: Edward McCarthy, PE - Steele Brook Engineering
Chris Costello, PE - DEP
Rebecca Mitchell - NYSDEC
Rachael Burger - CWC
Eric Lane - CWC

To
Chris Russo
197S. Gilboa Road.
Stafford, NY 12167

Contractor
Keith McLean
878 Scott Hill Road
Bloomville, NY 13739
Phone 607 434 3044
Email [keithmclean 62@gmail.com](mailto:keithmclean62@gmail.com)

CWC Rain Garden project

1-90ft.² rain garden backyard
2-55ft.² garden in front yard

Description	Quantity	Unit price	Total
1-90ft. ² rain garden			
Create rain garden at existing 4 inch pipe in backyard			
-mobilization	1	\$800.00	\$800.00
-excavate 36 inches deep in Rain garden area			
Remove from site	12 yards	\$85.00	\$1020.00
-place 6 inches of number two crushed stone	6 yards	\$120.00	\$720.00
-place filter fabric	90 ft. ²	\$1.20	\$180.00
-place 12 inches of Sandy topsoil	8.5 yards	\$185.00	\$1572.50
-place Rain garden Grass seed,	10 pounds	\$20.00	\$200.00
-mulch with straw	1	\$300.00	\$300.00
2-55ft. ² rain gardens			
Create Rain gardens in front of house at each corner			
-excavate 36 inches deep in each Rain garden area			
Removed from site.	12 yards	\$85.00	\$1020.00
-install 2-4 inch downspouts and drain			
pipe to rain gardens	2	\$200.00	\$400.00
-place 6 inches of crushed number two stone	6 yards	\$120.00	\$720.00
-place filter fabric	110 ft. ²	\$1.20	\$180.00
-place 12 inches of sand topsoil	8.5 yards	\$185.00	\$1572.50
-install Rain garden type plants			
8 plants per Rain garden	16	\$175.00	\$2800.00
-install 2 inches of bark mulch	21 ft. ³	\$32.00	\$672.00

Total project \$12,157.00

Payment schedule
Half down
Balance on completion



Personally Getting The Job Done

P. 607.746.2400
ed@steelebrook.net

Bill To

Date 3/12/2019

Mr. Chris Russo
7805 83rd Street
Glendale, NY 11385

Project ID

Gilboa 189.-4-4.21

[illegible]