Catskill Watershed Corporation

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EMAIL COVER SHEET

To: **SEPTIC COMMITTEE**

ATTN:

Tina Molé	Karen Stainbrook	Jim Ellis
Richard Parete	George Hayne, Jr.	
Alicia Terry	Thomas Hoyt	
Allen Hinkley	Shilo Williams	

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

SUBJECT: SEPTIC COMMITTEE MEETING NOTICE
DATE: Tuesday, November 3, 2026
TIME: START: Immediately Following Wastewater
LOCATION: Catskill Watershed Corporation Building

Additional Instructions:

Please be advised that the Septic 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 Mitchell Hull.

NOTICE OF PRIVILEGE AND CONFIDENTIALITY

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AGENDA

CATSKILL WATERSHED COPRPORATION
SEPTIC COMMITTEE MEETING
November 3, 2026 Following Wastewater

I. Call to Order
II. Review of Last Meeting's Minutes
III. Septic Programs: Take Offs Attached

a. Sarah Bronilla Over $30,000
b. David Honig over $30,000
c. Carolyn Lazard over $30,000
d. Lost Clove Ventures LLC (Val D'isere) over $30,000
e. Sead Celic additional cost
f. Ashley Domers additional cost
g. Kevin Meade additional cost
h. Christopher Miller additional cost
i. Audrey Morales additional cost
j. Tara Smalls additional cost
k. Mark VanGorden additional cost
l. Roberta M. Warfield Irrevocable Trust additional cost
m. Steven Zerega additional cost
n. Jennifer Healey second time repair eligibility
o. Peg Merrill second time repair eligibility
p. John Rolland second time repair eligibility
q. Switlana Breigle Septic Appeal
r. Septic Maintenance
s. Septic Cluster
t. Septic Update
u. Pump Repair
v. Contingency
w. Other
x. Schedule for the next meeting December 1, 2026
y. Adjournment

Catskill Watershed Corporation
Septic Committee Meeting
October 6, 2026
Draft Minutes

Attendance:

Committee Members: Tina Molé (Director), Richard Parete (Director), Alicia Terry (Director), James Ellis (Director), George Haynes (Director), Allen Hinkley (Director), Thomas Hoyt (Director), Jason Merwin (CWC), Shilo Williams (NYCDEP)

Others: Renee Alexander (CWC), Renee Antonette (CWC), Zach Baldwin-Way (CWC), Rena Baker (CWC by Zoom), Lindsay Ballard (CWC), Aaron Bennett (NYCDEP), Donald Brown (CWC), Nick Carbone (Delaware County Watershed Affairs Coordinator by Zoom), Joseph Cetta (Director), Timothy Cox (CWC), Lindsay Drew (NYSDOS), Kyle Faraci (CWC), Jessica Fiedler (CWC), Matthew Gianetta (NYCDEP by Zoom), Kristina Gutchess (NYSDEC), Matthew Holbrook (CWC), Mitchell Hull (CWC), John Jacobson (CWC), Innes Kasanof (Director), Lynn Kavanagh (CWC), Ken Kosinski (CWC by Zoom), Kristina Gutchess (NYSDEC), John Kosier (Director), David Lane (CWC), Joan Lawrence-Bauer (The Walton Reporter), Michael Maloney (NYSDOH), James Martin (CWC), Christopher Matthews (Director), Michael Meyers (NYCDEP), Dymitry Ostapyshyn (NYCDEP by Zoom), Pat Palmer (NYSDOH), Barbara Puglisi (CWC), Nick Sadler (NYCDEP), John Schwartz (NYCDEP), Jeff Senterman (Director), James Sofranko (Director), Karen Stainbrook (NYSDEC), Thomas Stalter (NYCDEP by Zoom), Brian Sullivan (CWC), Morgan Tarbell (NYSDOH by Zoom), Gerson Tavarez (NYCDEP), Pauline Wanjugi (NYSDOH by Zoom), Gemma Young (CWC)

I. Alicia Terry called the meeting to order at 9:26 AM.

II. Minutes from the September 2026 Committee Meeting were reviewed and approved as written.

III. Septic Program:

A. Alto Costa Farms, LLC (Arlene Miller) Over $30,000.00: This residence is located at 3381 Whiskey Hollow Road, Hobart, New York 13788 in the Town of Harpersfield. CWC staff determined that the septic system is failing. The engineer is Headwaters Engineering, PLLC. The contractor is Boyle Excavating Inc. Arlene Miller, representative of Alto Costa Farms LLC, signed into the program on August 12, 2026. The Design Application was received by NYCDEP on July 24, 2026, and deemed complete on August 11, 2026. The septic system design was recommended for NYCDEP Design Approval on September 2, 2026. The two-year project deadline is August 12, 2028. The proposed septic system will serve a three-bedroom house. Major components of this system include one 1,000-gallon septic tank, a siphon chamber, 153 linear feet of gravity pipe, an effluent filter, one distribution box, 280 cubic yards of absorption fill material, 210 linear feet of absorption trench, 120 linear feet of curtain drain, 90 linear feet of curtain drain outlet pipe, 240 linear feet of access road, remove one tree and site restoration. The owner received a quote of $57,445.17 for this project. This amount is within 10% of the staff estimated cost of construction based on the Schedule of Values. This is a secondary residence eligible for 60% reimbursement. $57,445.17 X 60% = $34,467.10. The Committee recommended that a resolution be brought before the Board of Directors to

reimburse Alto Costa Farms, LLC, in the amount not to exceed $34,467.10 to build their septic system.

B. **Lindsey Bauer Over $30,000.00:** Ms. Bauer's residence is located at 1265-1267 Oliverea Road, Big Indian, New York 12410 in the Town of Shandaken. CWC staff determined that her septic system is likely to fail. The engineer is Rex Sanford, P.E. The contractor is Estes Plumbing & Excavation. Ms. Bauer signed into the program on June 25, 2026. Her Design Application was received by NYCDEP on September 1, 2026, and deemed complete on September 14, 2026. Her septic system design was recommended for NYCDEP Design Approval on September 14, 2026. Ms. Bauer's two-year deadline is June 25, 2028. Her proposed septic system will serve a four-bedroom house. Major components of this system include a 1,250-gallon septic tank, 73 linear feet of gravity pipe, three distribution boxes, 300 linear feet of Presby pipe, 35 cubic yards of C-33 sand, 58 linear feet of vent pipe, 167 linear feet of swale, 140 linear feet of access road, spread and reclaim excess material, remove 40 trees and site restoration. Three quotes were submitted to the homeowner. They were $45,250.00, $47,740.88 and $49,185.54. The lowest quote, submitted by Estes Plumbing & Excavation, is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Lindsey Bauer in the amount not to exceed $45,250.00 to build her septic system.

C. **James Bouton Over $30,000.00:** Mr. Bouton's residence is located at 2600 Vega Mountain Road, Roxbury, New York 12474 in the Town of Roxbury. CWC staff determined that his septic system is failing. The engineer is John Bolger, P.E. The contractor is Jim Peters Excavating LLC. Mr. Bouton signed into the program on March 4, 2026. His Design Application was received by NYCDEP on August 22, 2025, and deemed complete on September 3, 2025. His septic system design was recommended for NYCDEP Design Approval on June 10, 2026. Mr. Bouton's two-year deadline is March 4, 2028. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000-gallon septic tank, a siphon chamber, 88 linear feet of gravity pipe, an effluent filter, one distribution box, 190 cubic yards of absorption fill material, 240 linear feet of absorption trench, 93 linear feet of curtain drain, 52 linear feet of curtain drain outlet pipe, 93 linear feet of swale, 280 linear feet of access road, bucket material, spread and reclaim spoils from tank excavations and site restoration. Three quotes were submitted to the homeowner for this project. They were $68,798.50. $69,665.20 and $70,082.10. The lowest quote, submitted by Jim Peters Excavating LLC, is within 10% pf the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse James Bouton in the amount not to exceed $68,798.50 to build his septic system.

D. **Marta Castaing Over $30,000.00:** Ms. Castaing's residence is located at 3 Quarry Road, Shandaken, New York 12480 in the Town of Shandaken. CWC staff determined that her septic system is likely to fail. The engineer is Rex Sanford, P.E. The contractor is Sam I Am Excavating & Tree Service. Ms. Castaing signed into the program on March 20, 2026. Her Design Application was received by NYCDEP on September 4, 2026, and deemed complete on September 14, 2026. Her septic system design was recommended for NYCDEP Design Approval on September 14, 2026. Ms.

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Castaing's two-year deadline is March 20, 2028. Her proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000-gallon septic tank, 92 linear feet of gravity pipe, an effluent filter, one distribution box, 240 cubic yards of absorption fill material, 240 linear feet of absorption trench, 200 linear feet of curtain drain, 35 linear feet of curtain drain outlet pipe, 145 linear feet of access road, remove 16 trees, a temporary culvert, set the septic tank with a large excavator and site restoration. Sam I Am Excavating & Tree Service submitted a quote of $56,511.91 to the homeowner for this project. This amount is within 10% of the staff estimated cost of construction based on the Schedule of Values. This is a secondary residence eligible for 60% reimbursement. $56,511.91 X 60% = $33,907.15. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Marta Castaing in the amount not to exceed $33,907.15 to build her septic system.

E. **John Fennell Over $30,000.00:** Mr. Fennell's residence is located at 370 Taylor Road, Delhi, New York 13753 in the Town of Meredith. CWC staff determined that his septic system is likely to fail. The engineer is Headwaters Engineering, PLLC. The contractor is G.C. Landscaping & Excavation, Inc., Mr. Fennell signed into the program on June 24, 2026. His Design Application was received by NYCDEP on November 21, 2025, and deemed complete on December 1, 2025. His septic system design was recommended for NYCDEP Design Approval on February 27, 2026. Mr. Fennell's two-year deadline is June 24, 2028. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 30 linear feet of gravity pipe, 95 linear feet of force main, an effluent filter, one distribution box, 90 cubic yards of absorption fill material, 140 linear feet of absorption trench, 170 linear feet of access road, remove 20 trees and site restoration. G.C. Landscaping & Excavation, Inc. submitted a quote of $56,912.47 to the homeowner for this project. This amount is within 10% of the staff estimated cost of construction based on the Schedule of Values. This is a secondary residence eligible for 60% reimbursement. $56,912.47 X 60% = $34,147.48. The Committee recommended that a resolution be brought before the Board of Directors to reimburse John Fennell in the amount not to exceed $34,147.48 to build his septic system.

F. **Wayne Lopes Over $30,000.00:** Mr. Lopes' residence is located at 2107 Platte Clove Road, Elka Park, New York 12427 in the Town of Hunter. CWC staff determined that his septic system is failing. The engineer is Praetorius & Conrad, P.C. The contractor is Craig Bates Trucking & Excavating Inc. Mr. Lopes signed into the program on November 7, 2025. His Design Application was received by NYCDEP on March 20, 2026, and deemed complete on June 23, 2026. His septic system design was recommended for NYCDEP Design Approval on June 23, 2026. Mr. Lopes' two-year deadline is November 7, 2027. His proposed septic system will serve a two-bedroom house. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 53 linear feet of gravity pipe, 39 linear feet of force main, an effluent filter, 90 cubic yards of absorption fill material, two peat modules, 100 linear feet of access road and site restoration. Craig Bates Trucking & Excavation Inc. submitted a quote of $34,995.00 to the homeowner for this project. This amount is below the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the

Board of Directors to reimburse Wayne Lopes in the amount not to exceed $34,995.00 to build his septic system.

G. **Stephen Lyman Over $30,000.00:** Mr. Lyman's residence is located at 6641 Fall Clove Road, Delancey, New York 13752 in the Town of Andes. CWC staff determined that his septic system is likely to fail. The engineer is Headwaters Engineering, PLLC. The contractor is Delaware Bulldozing Corp. Mr. Lyman signed into the program on July 16, 2025. His Design Application was received by NYCDEP on May 7, 2026, and deemed complete on May 27, 2026. His septic system design was recommended for NYCDEP Design Approval on August 18, 2026. Mr. Lyman's two-year deadline is July 16, 2027. His proposed septic system will serve a three-bedroom house. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 21 linear feet of gravity pipe, 20 linear feet of force main, one distribution box, 515 cubic yards of absorption fill material, 175 linear feet of Presby pipe, 20 cubic yards of C-33 sand, 124 linear feet of vent pipe, 75 linear feet of curtain drain, 40 linear feet of curtain drain outlet pipe, 55 linear feet of access road, bucket material, a subpanel, spread and reclaim excess material from tank excavations and site restoration. Three quotes were submitted to the owner for this project. They were $75,695.00, $79,532.92 and $83,500.00. The lowest quote, submitted by Delaware Bulldozing Corp., is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Stephen Lyman in the amount not to exceed $75,695.00 to build his septic system.

H. **Keri Moller Over $30,000.00:** Ms. Moller's residence is located at 676 Wittenberg Road, Mount Tremper, New York 12457 in the Town of Woodstock. CWC staff determined that her septic system is likely to fail. The engineer is Brinnier & Larios, P.C. The contractor is Chad Davis Contracting, Inc. Ms. Moller signed into the program on July 28, 2025. Her Design Application was received by NYCDEP on February 21, 2026, and deemed complete on March 2, 2026. Her septic system design was recommended for NYCDEP Design Approval on March 2, 2026. Ms. Moller's two-year deadline is July 28, 2027. Her proposed septic system will serve a two-bedroom house. Ms. Moller is adding a one-bedroom cottage. Costs for the cottage will be her responsibility. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 34 linear feet of gravity pipe, 110 linear feet of force main, an effluent filter, one distribution box, 150 linear feet of absorption trench, 15 linear feet of steel sleeve, saw-cut pavement, remove stumps, remove one tall tree and site restoration. Chad Davis Contracting, Inc. submitted a quote of $37,890.77 to the owner for this project. This amount is within 10% of the staff estimated cost of construction based on the Schedule of Values. Staff have determined that a reasonable cost for septic system components serving the new cottage is $3,306.16. Staff have determined that a reasonable cost for septic system components serving the new cottage is $3,306.16. Staff determined determined that a reasonable cost for septic system components serving the new cottage is $3,306.16. Staff determined that a reasonable cost for septic system components serving the new cottage is $3,306.16. $37,890.77 - $3,306.16 = $34,584.61. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Keri Moller in the amount not to exceed $34,584.61 to build her septic system.

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I. **Marcello Ribeiro Over $30,000.00:** Mr. Ribeiro's residence is located at 100 Balace Road, Sundown, New York 12740 in the Town of Denning. CWC staff determined that his septic system is likely to fail. The engineers are Medenbach, Eggers & Carr, P.C. The contractor is R. Hoffstatter Construction, Inc. Mr. Ribeiro signed into the program on March 6, 2025. His Design Application was received by NYCDEP on August 14, 2025, and deemed complete on September 25, 2025. His septic system design was recommended for NYCDEP Design Approval on September 25, 2025. Mr. Ribeiro's two-year deadline is March 6, 2027. His proposed septic system will serve a one-bedroom house. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 9 linear feet of gravity pipe, 50 linear feet of force main, an effluent filter, one distribution box, 100 linear feet of Presby pipe, 15 cubic yards of C-33 sand, set the tanks with a large excavator spread and reclaim excess material and site restoration. R. Hoffstatter Construction, Inc. submitted a quote of $34,800.00 to the owner for this project. This amount is within 10% of the staff estimated cost of construction based on the Schedule of Values. A quote approval letter was mistakenly sent to Mr. Ribeiro and his contractor in April 2026. Construction was completed in July 2026. Mitch asked that a resolution go before the Board of Directors today to reimburse Marcello Ribeiro for this project. The Committee recommended that a resolution be brought before the Board of Directors today, October 6, 2026, to reimburse Marcello Ribeiro in the amount not to exceed $34,800.00 to build his septic system.

J. **Timothy Strawderman Over $30,000.00:** Mr. Strawderman's residence is located at 49 Herdman Road, Phoenicia, New York 12464 in the Town of Shandaken. CWC staff determined that his septic system is likely to fail. The engineer is Headwaters Engineering, PLLC. The contractor is Catskills Tradesmen LLC. Mr. Strawderman signed into the program on October 18, 2024. His Design Application was received by NYCDEP on July 24, 2025, and deemed complete on September 3, 2025. His septic system design was recommended for NYCDEP Design Approval on April 28, 2026. Mr. Strawderman's two-year deadline is October 18, 2026. His proposed septic system will serve a two-bedroom house. Major components of this system include a 1,000-gallon septic tank, a pump chamber, 14 linear feet of gravity pipe, 60 linear feet of force main, an effluent filter, one distribution box, 150 cubic yards of absorption fill material, 105 linear feet of Presby pipe, 12 cubic yards of C-33 sand, 95 linear feet of swale, 50 linear feet of access road, remove 75 trees and site restoration. Three quotes were submitted to the owner. They were $59,380.69, $64,700.00 and $66.785.00 The lowest quote, submitted by Catskills Tradesmen, LLC, is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Timothy Strawderman in the amount not to exceed $59,380.69 to build his septic system.

K. **HD Rentals LLC (Pineville Trailer Park) Over $30,000.00:** The Pineville Trailer Park is located at 25033 State Highway 10, Walton, New York 13856 in the Town of Walton. This project is eligible for 100% reimbursement under the Expanded Septic Program. CWC staff determined that the septic system for the Main House is likely to fail. The engineer is Steele Brook Engineering PLLC. The contractor is Louie Banker Contracting. Phillip Hanley, Managing Member, signed into the program on May 15, 2025. His septic system design was recommended for NYCDEP Design Approval on May 5, 2026. The two-year project deadline is May 15, 2027.

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The proposed septic system will serve a four-bedroom house. Major components of this system include one 1,000-gallon septic tank, one 1,250-gallon septic tank, 65 linear feet of gravity pipe, two distribution boxes, 480 linear feet of Presby pipe, 44 cubic yards of C-33 sand, 50 linear feet of vent pipe, spread and reclaim excess material. remove one tree and brush and site restoration. Three quotes were submitted to the owner for this project. They were $49,855.00, $58,625.00 and $61,650.00. The lowest quote, submitted by Louie Banker Contracting, is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse HD Rentals LLC in the amount not to exceed $49,855.00 to build their septic system.

L. **Kenard Bunkley Additional Cost:** Mr. Bunkley's residence is located at 161 Pine Hill Road, Highmount, New York 12441 in the Town of Shandaken. The engineer is Rex Sanford, P.E. The contractor is Josh Construction Inc. This project was previously approved for $48,355.16. Large rocks and boulders were encountered while excavating for the absorption field and curtain drain. A hammer was needed to remove rock from the curtain drain area. The excavation was wider than normal and additional crushed stone and random fill was required to complete it. The engineer requested that the contractor provide sandy gravel to backfill the trenches. Random fill material was needed to backfill the septic tank and pump chamber because native soil was not suitable. The contractor has requested $13,671.90 for the added work. Staff believe this is a reasonable and justified amount. The total project cost will be $62,027.06. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Kenard Bunkley in the amount not to exceed $13,671.90 for additional costs to build his septic system.

M. **Joseph Ferrari Additional Cost:** Mr. Ferrari's residence is located at 5202 Route 23C, Jewett, New York 12444 in the Town of Jewett. The engineer is Praetorius & Conrad, P.C. The contractor is Kevin Thompson Excavating. This project was previously approved for $26,589.60. Shallow bedrock was encountered while excavating for the septic tank, pump chamber and force main. The contractor hammered for 16 hours to attain necessary depths. Spoils had to be spread and reclaimed on site. The contractor has requested $9,104.00 for the added work. Staff believe this is a reasonable and justified amount. This is a secondary residence eligible for 60% reimbursement. $9,104.00 X 60% = $5,462.40. The total project cost will be $32,052.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Joseph Ferrari in the amount not to exceed $5,462.40 for additional costs to build his septic system.

N. **Clifford Freeman Additional Costs Over $30,000.00:** Mr. Freeman's residence is located at 195 Schumway Road, Neversink, New York 12765 in the Town of Neversink. CWC staff determined that his septic system is failing. The engineer is Peak Engineering, PLLC. The contractor is Sheeley Oil Excavating Inc. Mr. Freeman signed into the program on May 8, 2025. His Design Application was received by NYCDEP on February 25, 2026, and deemed complete on March 11, 2026. His septic system design was recommended for NYCDEP Design Approval on April 8, 2026. Mr. Freeman's two-year deadline is May 8, 2027. His proposed septic system will serve a two-bedroom house. This project was previously approved $2,091.00 for a

1,000-gallon septic tank in 2005. Major components of this project include a siphon chamber, 125 linear feet of gravity pipe, an effluent filter, one distribution box, 160 linear feet of absorption trench, 276 cubic yards of absorption fill material, 95 linear feet of curtain drain, 70 linear feet of curtain drain outlet pipe, 205 linear feet of swale, remove seven trees and site restoration. Sheeley Oil Excavating Inc. submitted a quote to the homeowner for $31,985.00. This amount is below the staff estimated cost of construction based on the Schedule of Values. The total project cost will be $34,076.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Clifford Freeman in the amount not to exceed $31,985.00 for additional costs to build his septic system.

O. **Golden Woodlands, LLC (Steven Golden, Managing Member) Additional Cost:** Mr. Golden's residence is located at 724-728 High Point Mountain Road, West Shokan, New York 12494 in the Town of Olive. The engineer is Rex Sanford, P.E. The contractor is Burns Enterprises LLC. This project was previously approved for $55,883.65. Rock was encountered while excavating for the septic tank, dosing chamber and gravity pipe. The contractor hammered for 16 hours to attain necessary depths. Excavated rock was unsuitable for backfill. The contractor had to bring 30 cubic yards of random fill material to backfill these components. The contractor has requested $8,523.00 for the added work. Staff believe this is a reasonable and justified amount. This is a secondary residence eligible for 60% reimbursement. $8,523.00 X 60% = $5,113.80. The total project cost will be $60,997.45. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Golden Woodlands LLC in the amount not to exceed $5,113.80 for additional costs to build their septic system.

P. **Veronica Gomez Additional Cost:** Ms. Gomez's residence is located at 6689 Route 10, Hobart, New York 13788 in the Town of Stamford. The engineer is Headwaters Engineering, PLLC. The contractor is Boyle Excavating Inc. This project was previously approved for $111,181.97. The design called for removing one tree. While installing the effluent line, roots of two more trees were severely damaged. The engineer determined that it was best to remove them. The contractor has requested $5,610.00 for the added work. Staff believe this is a reasonable and justified amount. The total project cost will be $116,791.97. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Veronica Gomez in the amount not to exceed $5.610.00 for additional costs to build her septic system.

Q. **Cheryl Hofsdal Additional Cost:** Ms. Hofsdal's residence is located at 2644 Perch Lake Road, Andes, New York 13731 in the Town of Andes. The engineer is Headwaters Engineering, PLLC. The contractor is Delaware Bulldozing Corp. This project was previously approved for $86,927.00. The contractor was required to bring an additional five loads of stackable wall block, 45 cubic yards of absorption fill material and 45 cubic yards of backfill drainage material for the retaining wall. The contractor has requested $11,677.30 for the added work. Staff believe $11,177.30 is a reasonable and justified cost. The total project cost will be $98.104.30. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Cheryl Hofsdal in the amount not to exceed $11,177.30 for additional costs to build her septic system.

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R. **Dragos Ianau Additional Cost:** Mr. Ianau's residence is located at 63 Dave Road, Margaretville, New York 12455 in the Town of Middletown. The engineer is Rex Sanford, P.E. The contractor is Estes Plumbing & Excavation. This project was previously approved for $6,129.98. Large rocks and boulders had to be removed from trench areas to install the absorption field. The engineer directed the contractor to bring sandy gravel to install and backfill trenches. Excavated rock was spread and reclaimed on site. The contractor has requested $6,188.40 for the added work. Staff believe this is a reasonable and justified amount. The total project cost will be $68,318.38. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Dragos Ianau in the amount not to exceed $6,188.40 for additional costs to build his septic system.

S. **Anne Kaufhold Additional Costs Over $30,000.00:** Ms. Kaufhold's residence is located at 7216 Route 28, Shandaken, New York 12480 in the Town of Shandaken. CWC staff determined that her septic system is failing. The engineer is Rex Sanford, P.E. The contractor is Eberhardt Excavation LLC. Ms. Kaufhold signed into the program on April 26, 2025. Her Design Application was received by NYCDEP on July 8, 2026, and deemed complete on August 8, 2026. Her septic system design was recommended for NYCDEP Design Approval on August 4, 2026. Ms. Kaufhold's two-year deadline is April 26, 2027. Her proposed septic system will serve a two-bedroom house. This project was previously approved $12,600.00 for a 1,000-gallon septic tank installation by a different contractor in 2025. Major components of this project include a pump chamber, 5 linear feet of gravity pipe, 110 linear feet of force main, one distribution box, 10 cubic yards of absorption fill material, 150 linear feet of Presby pipe, 32 cubic yards of C-33 sand, 21 linear feet of vent pipe, 170 linear feet of access road, set the pump chamber with a large excavator, shuttle material over a steep slope, spread and reclaim excess material and site restoration. Three quotes were submitted to the owner. They were $38,619.01, $39,633.86 and $40,552.97. The lowest quote, submitted by Eberhardt Excavation, LLC, is within 10% of the staff estimated cost of construction based on the Schedule of Values. The total project cost will be $51,219.01. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Anne Kaufhold in the amount not to exceed $38,619.01 for additional costs to build his septic system.

T. **David Melville Additional Costs:** Mr. Melville's residence is located at 14 Mountain Valley Road, Boiceville, New York 12412 in the Town of Olive. The engineer is Joseph M. Boek, P.E. The contractor is Eberhardt Excavation, LLC. This project was previously approved for $43,849.00. The owner's driveway became damaged during construction. The contractor utilized 16 additional road plates to prevent further damage. The contractor has requested $7,920.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be $51,769.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse David Melville in the amount not to exceed $7,920.00 for additional costs to build his septic system.

U. **Sherri Reddick Additional Costs:** Ms. Reddick's residence is located at 97 Sickler Road, Lake Hill, New York 12448 in the Town of Woodstock. The engineer is Rex Sanford, P.E. The contractor is Chad Davis Contracting, Inc. This project was previously approved for $50,586.01. Large boulders were encountered in the absorption field area during construction. The contractor had to hammer for a day

and a half. Groundwater filled the septic tank excavation. A pump was utilized to de-water it. The contractor has requested $5,097.00 for the added work. This amount appears to be reasonable and justified. This is a secondary residence eligible for 60% reimbursement. $5,097.00 X 60% = $3,058.20. The total project cost will be $53,644.21. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Sherri Reddick in the amount not to exceed $3,058.20 for additional costs to build her septic system.

V. **John Reichle Additional Costs:** Mr. Reichle's residence is located at 939 Clove Road, Hobart, New York 13788 in the Town of Stamford. The engineer is Headwaters Engineering, PLLC. The contractor is Boyle Excavating Inc. This project was previously approved for $58,691.41. A graywater line not identified on the design drawing was discovered during construction. The line had to be replaced from the house to the new septic tank. The contractor has requested $842.02 for the added work. This amount appears to be reasonable and justified. The total project cost will be $59,533.43. The Committee recommended that a resolution be brought before the Board of Directors to reimburse John Reichle in the amount not to exceed $842.02 for additional costs to build his septic system.

W. **Oscar Sierra Additional Costs:** Mr. Sierra's residence is located at 909 Silas Lake Road, Fleischmanns Road, 12430 in the Town of Halcott. The engineer is John Bolger, P.E. The contractor is G.C. Landscaping & Excavation, Inc. This project was previously approved for $47,537.22 The contractor had to move the absorption field down the hill, due to the well location. Seventy-five additional yards of absorption fill material, 35 linear feet of access road, extending the curtain drain 20 linear feet, adding 40 linear feet of curtain drain outlet was required, A culvert was discharging in the direction of the absorption field. The contractor installed 125 linear feet of swale to direct water away from the new septic system. The contractor has requested $8,388.66 for the added work. This amount appears to be reasonable and justified. The total project cost will be $55,925.88. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Oscar Sierra in the amount not to exceed $8,388.66 for additional costs to build his septic system.

X. **Jerome Sprecher Additional Costs:** Mr. Sprecher's residence is located at 975 Hardscrabble Road, Roxbury, New York 12474 in the Town of Roxbury. The engineer is John Bolger, P.E. The contractor is Jim Peters Excavating LLC. This project was previously approved for $63,391.90. Concrete tanks could not be used due to location on the site. The engineer directed the contractor to replace them with poly tanks. Poly tanks are lighter and can be carried with a small excavator. An old barn foundation was encountered during installation of the force main. The contractor had to hammer through it. Groundwater was encountered while excavating for the tanks. A 60 linear foot drain was installed around the tanks to prevent infiltration. The contractor had to install an additional 115 linear feet of force main due to a scaling error. The contractor has requested $5,851.93 for the added work. This amount appears to be reasonable and justified. The total project cost will be $69,243.83. Committee members noted that this engineer has made three errors resulting in additional costs. Jason said we are trying to hold engineers more accountable. He pointed out the engineer's checklist. It requires engineers to

check interior plumbing. They must note if tree removal is expected, whether an access road is needed or if gutter downspouts discharge in the direction of septic tanks. It asks engineers if there are buried electric lines, water supply lines or propane services in proposed septic system. areas A Committee member asked if there is a way we could go back on engineers. We already have a shortage of engineers. We are trying to get them to design more systems. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Jerome Sprecher in the amount not to exceed $5,851.93 for additional costs to build his septic system.

Y. **Nelson K. Weaver Additional Costs:** Mr. Weaver's residence is located at 75 Tex Weaver Road, Andes, New York 13731 in the Town of Andes. The engineer is Steele Brook Engineering PLLC. The contractor is LaFever Excavating Inc. This project was previously approved for $69,750.00. After construction, it became apparent that groundwater was compromising the system. The engineer believes it is infiltrating through the existing septic tank and dosing chamber. He has proposed replacing both tanks. The contractor has requested $13,710.00 for the added work. This amount appears to be reasonable and justified. The total project cost will be $83,460.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Nelson K. Weaver in the amount not to exceed $13,710.00 for additional costs to build his septic system.

Z. **Winnisook Inc. (Fairservice Residence) Additional Costs:** The Winnisook Club Fairservice Residence is located at 71 Winnisook Club Road, Oliverea, New York 12410. The engineer is Rex Sanford, P.E. The contractor is Mammoth Excavation, Inc. This project is eligible for 100% reimbursement through the Expanded Septic Program. It was previously approved for $146,782.16. Rock was encountered during construction. The contractor hammered for 19,5 hours to attain necessary depths for the tanks. Broken rock was spread on the site. Additional restoration was required to cover it. The contractor has requested $18,295.00 for the added work. The total project cost will be $165,077.16. Jason pointed out that if the Winnisook Club houses were individual residences, they would be eligible for 60% reimbursement. By qualifying under Expanded Septic Program Rules, they are eligible for 100%. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Winnisook Inc. in the amount not to exceed $18,295.00 for additional costs to build their septic system.

AA. **Winnisook Inc. (VanKleeck Residence) Additional Costs:** The Winnisook Club VanKleeck Residence is located at 81 Winnisook Club Road, Oliverea, New York 12410. The engineer is Rex Sanford, P.E. The contractor is Mammoth Excavation, Inc. This project is eligible for 100% reimbursement through the Expanded Septic Program. It was previously approved for $129,496.13. Rock was encountered during construction. The contractor hammered for 24 hours to attain necessary depths for the tanks. Broken rock was spread on the site. Additional restoration was required to cover it. The contractor has requested $25,490.00 for the added work. The total project cost will be $154,986.13. A discussion arose over cost effectiveness and whether more houses tied together might be less costly to build. The next design coming for the Winnisook Club will tie two to six houses together. Lots on the remaining are smaller and will be more difficult sites for septic systems. The Committee recommended that a resolution be brought before

DRAFT

the Board of Directors to reimburse Winnisook Inc. in the amount not to exceed $25,490.00 for additional costs to build their septic system.

BB. **Jeffrey Knapp Second Time Repair:** Mr. Knapp's residence is in the Town of Kortright, Section, Block and Lot number 50-1-14. This project was paid for in 2012 under the Priority 7 Program. The pump failed and has been replaced. Risers should be added to the tank. The owner had a maintenance pump out done in 2026. The Committee recommended that a resolution be brought before the Board of Directors to approve Jeffrey Knapp for a second time repair.

CC. **Shannon Lane Second Time Repair:** Mr. Lane's residence is in the Town of Windham, Section, Block and Lot number 96.17-1-12. This project was paid for in 2011 under the Priority 7 Program. The only way the pump will run is with the manual switch. The absorption field is wet. Staff believe that the failure in the field may be due to running the pump with the switch. Their recommendation is to fix the pump and see if that absorption field will work again. If the field continues to be wet, a replacement will be needed. The owner had maintenance pump outs in 2016 and 2026. The Committee recommended that a resolution be brought before the Board of Directors to approve Shannon Lane for a second time repair.

DD. **Vincent Lenoir Second Time Repair:** Mr. Lenoir's residence is in the Town of Roxbury, Section, Block and Lot number 134-1-30. This project was paid for in 2014 under the Priority 7 Program under a previous owner. Groundwater is infiltrating the pump chamber. The seal needs to be checked. The pump chamber may need to be replaced. The owner had maintenance pump outs done in 2021 and 2026. The Committee recommended that a resolution be brought before the Board of Directors to approve Vincent Lenoir for a second time repair.

EE. **Nelta Miller Second Time Repair:** Ms. Miller's residence is in the Town of Gilboa, Section, Block and Lot number 207-3-7. This project was paid for in 2009 under the Priority 5 Program. The pump failed and groundwater is infiltrating the pump chamber. The owner had a maintenance pump out done in 2026, The Committee recommended that a resolution be brought before the Board of Directors to approve Nelta Miller for a second time repair.

FF. **Tracy Moore Second Time Repair:** Mr. Moore's residence is in the Town of Stamford, Section, Block and Lot number 107-1-8. This project was paid for in 2014 under the Priority 7 Program. Pump chamber components need repair. Staff believe floats are switched around. There may be wiring issues. The owner had maintenance pump outs done in 2017 and 2022. The Committee recommended that a resolution be brought before the Board of Directors to approve Tracy Moore for a second time repair.

GG. **Norman Muller Second Time Repair:** Mr. Muller's residence is in the Town of Gilboa, Section, Block and Lot number 198-2-1.12. This project was paid for in 2010 under the Priority 4 Program. Pump chamber components need repair, and risers need to be sealed. The owner had maintenance pump outs done in 2015 and

2022. The Committee recommended that a resolution be brought before the Board of Directors to approve Norman Muller for a second time repair.

HH. **Saturnina Ramos Second Time Repair:** Ms. Ramos' residence is in the Town of Middletown, Section, Block and Lot number 286-1-38. This project was paid for in 2006 under the Priority 4 Program. Pump chamber components need repair, and a riser needs to be added. The owner had maintenance pump outs done in 2015 and 2022. The Committee recommended that a resolution be brought before the Board of Directors to approve Saturnina Ramos for a second time repair.

II. **Kimberly Rice-Bickel Second Time Repair:** Ms. Rice-Bickel's residence is in the Town of Hurley, Section, Block and Lot number 37.4-1-2. This project was paid for in 2014 under the Priority 1B Program. The pump failed and has been replaced. The owner claims to have had three maintenance pump outs done. We only have record of one done in 2026. The Committee recommended that a resolution be brought before the Board of Directors to approve Saturnina Ramos for a second time repair.

JJ. **Axel Rudolph Second Time Repair:** Mr. Rudolph's residence is in the Town of Shandaken, Section, Block and Lot number 1.3-1-40.100. This project was paid for in 2012 under the Priority 7 Program. Pump chamber components need repair. When the pump comes on, the alarm rings. The owner had a maintenance pump out done in 2021. The Committee recommended that a resolution be brought before the Board of Directors to approve Axel Rudolph for a second time repair.

KK. **Septic Maintenance:** Mitch reported that pump out costs were reimbursed to 98 property owners last month. A total of 541 pump out costs have been reimbursed this year.

LL. **Septic Cluster:** Jason informed the Committee that CFF funds planned to help the Town of Middletown move forward with the Clovesville cluster system will not be needed. The Town has decided to pay costs and go to the State for reimbursement.

MM. **Septic Update:** Mitch Hull reported that 33 septic system repair costs were reimbursed to property owners last month. Property owners have been reimbursed for 158 septic system repair costs in 2026.

NN. **Other:**

Jeffrey Breigle Septic Appeal: Mr. Breigle's appeal will be reviewed at the November Septic Committee meeting.

Constance Herndon Septic Appeal: Ms. Herndon did not appear before the Committee. Her septic system project was completed in September 2025. Over the winter she experienced flooding in her basement. She had never had flooding before. In an email she said, "At first we hoped this would resolve itself but after the last time we had Titan come in and they found that the cellar drain pipe had been

crushed. That pipe ran out from under the house in the vicinity of the waste pipe and it must have sustained damage when heavy machinery was digging in that zone."

Josh Slater of Josh Construction Inc., the contractor, and Rex Sanford, P.E., the engineer, advised Ms. Herndon to contact CWC. The drain was not identified on the plan.

Tim Cox said that CWC does not warranty a contractor's work. All we can reimburse for are components that treat wastewater. Innes Kasanoff said that we have helped others before with similar circumstances. We do not know if it was a contractor error. Tim pointed out that it was reported four to six months later.

Tina Molé made a motion to deny Constance Herndon's appeal. George Haynes seconded the motion. The Committee voted unanimously to deny Constance Herndon's Septic Appeal.

IV. The next Septic Committee Meeting was scheduled for November 3, 2026.

V. The meeting was adjourned at 10:23 AM.

DRAFT

Sarah Bronilla Over $30,000:

Address: 7047 County Highway 2, Delancey, NY 13752
Town: Andes
Bedrooms: 4
Engineer: Steele Brook Engineering
Contractor: J. Mondore Excavating
Sign In Date: 1/13/25
Design Application Received By DEP: 5/23/25
Design Application Deemed Complete: 6/12/25
Date Recommended for DEP Design Approval: 7/23/25 Modified Approval 9/16/26
2-Year Deadline: 1/13/27

The major components will include one 1,250-gallon septic tank, one siphon chamber, 357 l.f. of gravity pipe, one effluent filter, one distribution box, 428 c.y. of absorption fill material, 300 l.f. of absorption trench, 155 l.f. of curtain drain, 105 l.f. of curtain drain outlet pipe, 155 l.f. of swale, 95 l.f. of 6" boring, 15 l.f. of 6-inch sleeve and site restoration. The homeowner received three quotes. They were $53,814.97, $69,301.40 and $90,220.00. The low quote is below our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $53,814.97.

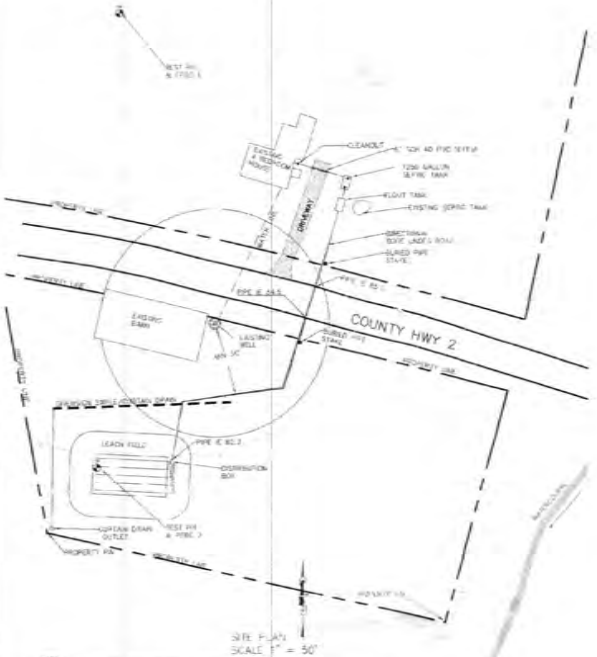
Cost Estimate

Homeowner: Sarah Bronilla
SBL #: 236-1-1.1
Designer: Steele Brook Engineering
Completed By: Mitch Hull
Date: 10/16/2026

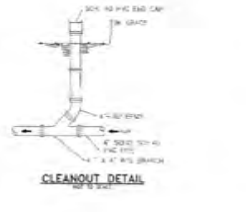
2026 Schedule of Values

Enter Values in Blue Shaded Cells

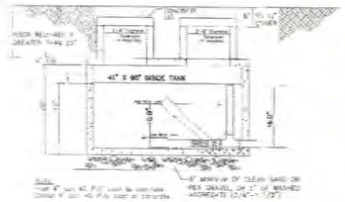
Item #		Units	Quantity	Unit Cost	Cost
1	Septic Tank				
	1,000 Gallon Tank With System	EA	0	$4,917.79	$0.00
	1,250 Gallon Tank With System	EA	1	$5,371.95	$5,371.95
	1/500 Gallon Tank With System	EA	0	$5,822.91	$0.00
2	Pump Chamber poly	EA	0	$11,496.01	$0.00
3	Syphon Chamber	EA	1	$4,837.05	$4,837.05
4	Gravity Piping 4" PVC	LF	357	$13.36	$4,769.52
5	Force Main 2"PVC	LF	0	$11.36	$0.00
6	D-Box	EA	1	$879.97	$879.97
7	Absorption Fill Material	CY	428	$28.85	$12,347.80
8	Random Fill Material	CY	0	$24.10	$0.00
9	1.5 Hr. Haul Time	CY	428	$15.75	$6,741.00
10	Effluent Filter	EA	1	$100.00	$100.00
11	Conventional Absorption Bed	SF	0	$6.25	$0.00
12	Absorption Trench	LF	300	$15.76	$4,728.00
13	Eljen Units (Trench Systems)	SF	0	$24.44	$0.00
14	NYSDOT C-33 Sand (Trench)	CY	0	$48.23	$0.00
15	Eljen Units (Bed Systems)	SF	0	$24.44	$0.00
16	NYSDOT C-33 Sand (Bed)	CY	0	$48.23	$0.00
17	Presby Systems Pipe	LF	0	$30.77	$0.00
18	NYSDOT C-33 Sand (Presby)	CY	0	$48.23	$0.00
19	Vent Pipe	LF	0	$11.52	$0.00
19	Curtain Drain (36" Avg. Depth)	LF	155	$21.10	$3,270.50
20	Curtain Drain Outlet Pipe	LF	105	$11.52	$1,209.60
21	Swale	LF	155	$7.39	$1,145.45
22	Topsoil, Seed & Mulch	SF	14945	$1.04	$15,542.80
23	4" Clean Out	EA	1	$185.00	$185.00
24	Silt Fence	LF	0	$3.73	$0.00
25	Riser, First Foot & Lid	EA	3	$184.00	$552.00
26	Additional Riser Section	EA	0	$98.00	$0.00
27	Access Road	LF	0	$20.70	$0.00
29	6" Boring	LF	95	$80.00	$7,600.00
30	6" Sleeve	LF	15	$16.75	$251.25
31	Excavate for boring		16	$150.00	$2,400.00
32			0	$0.00	$0.00
33			0	$0.00	$0.00
				TOTAL	$71,931.89
				ADD 10%	$79,125.08



SITE PLAN
SCALE: 1" = 50'



CLEANOUT DETAIL



FLOUT TANK – 158 GALLON DISCHARGE
SPEC: 400 GALLON TANK
41" X 90" INSIDE DIMENSION, APPROX. 2' DEEP
APPROXIMATE DOSING VOLUME: 147 to 166 GALLONS/DOSE
15.8 " GALLONS PER INCH DROP
DRAW DOWN = 10.0 INCHES



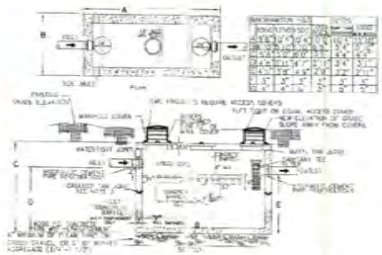
DIVERSION SWALE
CURTAIN DRAIN DETAIL



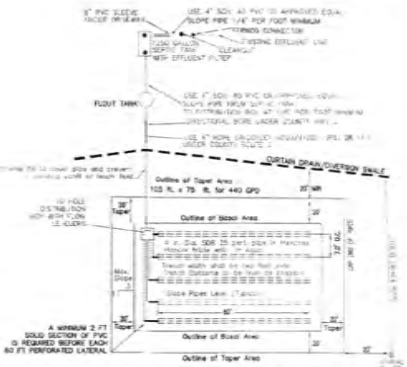
SITE MAP
SCALE: 1" = 2000'

N.Y.S. INDUSTRIAL CODE RULE 753
1-800-962-7962
CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW !

CITY OF NEW YORK
DEPT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY
REGULATORY AND CONSERVATION PROGRAMS
APPROVED
SUBJECT TO SPECIFIED CONDITIONS IN
DETERMINATION DATED: 09/6/2005
TO: Bronilla
SBL 236-1-1.1
(T) Andes (C) Delaware
APPROVED BY: Abdullah Sadiq
APPROVAL EXPIRATION DATE: 09/6/2008
UNLESS CONSTRUCTION IS COMPLETED

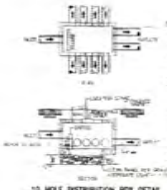


DUAL COMPARTMENT SIDE INLET
TWO PIECE 1250 GAL. SEPTIC TANK
WITH EFFLUENT FILTER

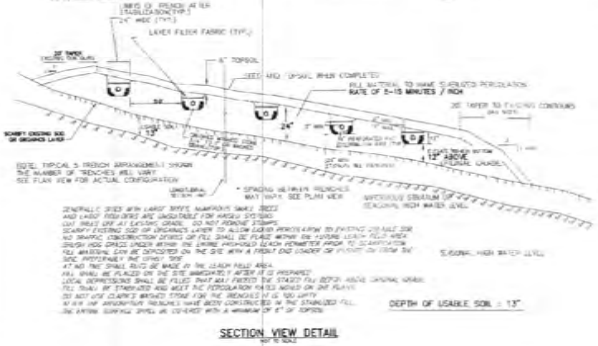


For A New 4 Bedroom House (440 GPD) With Low Flow Fixtures
Use (5) trenches – each 60 ft. long
Create Outline of Basal Area 65 ft. x 35 ft.
by extending the level area beyond trenches
2.5 ft. front and rear and on ends.

PIPING LAYOUT PLAN VIEW



10 HOLE DISTRIBUTION BOX DETAIL
WITH SPEED LEVELERS



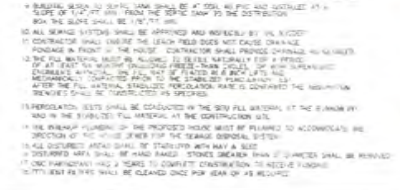
TYPICAL 3 TRENCH ARRANGEMENT SHOWN
THE NUMBER OF TRENCHES WILL VARY
SEE PLAN VIEW FOR ACTUAL CONFIGURATION

SECTION VIEW DETAIL



LONGITUDINAL VIEW DETAIL

PERC SAND SPECIFICATION:



AUG 27 2026
REP

5	8/15/26	PER 7/22/26 EMAIL
4	6/26/26	ADDED COUNTY REQUIREMENTS
3	4/29/26	RELOCATED LEACH FIELD PER CLIENT
2	7/7/05	AS PER 7/5/05 EMAIL
1	6/13/05	PER 6/10/05 LETTER
NO.	DATE	REVISION

FOR STEELE BROOK ENGINEERING

MANAGER: EM
SURV. CHIEF:
DESIGN BY: EM
DRAWN BY: EM
CHKD BY: EM
CHKD BY: EM
DRAWING REFERENCE:
FIELD BOOK NO.
DATE COLLECTED:

CLIENT
SARAH BRONILLA
7047 COUNTY HWY 2
DELANCEY, NY 13752
845.676.3135

SCALE: 1IN=50FT
0 25 50 100 150

STEELE BROOK ENGINEERING
71 Main St., PO Box 306, Delhi, NY 13753
Phone: 607.746.2400 Fax: 845.688.1505
Email: info@steelebrookengineering.com
Website: www.steelebrookengineering.com

PROPOSED SUB-SURFACE SEWAGE SYSTEM FOR SARAH BRONILLA
TAX MAP SBL# 236-1-1.1
TOWN OF ANDES DELAWARE COUNTY, NY

DATE: MAY 15, 2025
SHEET NO. 2 OF 2
DWG NO.

David Honig Over $30,000:

Address: 340 Crow Road, Fleischmanns, NY 12430
Town: Middletown
Bedrooms: 4
Engineer: Rex Sanford, P.E.
Contractor: Sam I Am Excavation & Tree Service
Sign In Date: 7/6/26
Design Application Received By DEP: 9/16/26
Design Application Deemed Complete: 10/9/26
Date Recommended for DEP Design Approval: 10/9/26
2-Year Deadline: 7/6/28

The major components will include one 1,250-gallon septic tank, 251 l.f. of gravity pipe, one effluent filter, one distribution box, 240 c.y. of absorption fill material, a two-hour haul time for materials, 315 l.f. of absorption trench, 105 l.f. of curtain drain, 15 l.f. of curtain drain outlet pipe, 250 l.f. of swale, 2 cleanouts, 173 l.f. of access rd., 5 trees to be removed, set the septic tank with a large excavator, shuttle materials, 10 l.f. of 6-inch sleeve and site restoration. The homeowner received three quotes. They were $62,261.01, $64,211.66 and $65,061.12. The low quote is within 10% of our estimated cost for construction. This is a secondary residence eligible for 60% reimbursement. $62,261.01 X 60% = $37,356.61 Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $37,356.61.

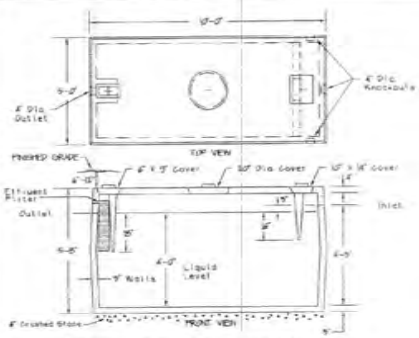
Cost Estimate

Homeowner: David Honig
SBL #: 28.6-1-10.4
Designer: Rex Sanford
Completed By: Mitch Hull
Date: 10/13/2026

2026 Schedule of Values

Enter Values in Blue Shaded Cells

Item #		Units	Quantity	Unit Cost	Cost
1	Septic Tank				
	1,000 Gallon Tank With System	EA	0	$4,917.79	$0.00
	1,250 Gallon Tank With System	EA	1	$5,371.95	$5,371.95
	1/500 Gallon Tank With System	EA	0	$5,822.91	$0.00
2	Pump Chamber poly	EA	0	$11,496.01	$0.00
3	Syphon Chamber	EA	0	$4,837.05	$0.00
4	Gravity Piping 4" PVC	LF	251	$13.36	$3,353.36
5	Force Main 2"PVC	LF	0	$11.36	$0.00
6	D-Box	EA	1	$879.97	$879.97
7	Absorption Fill Material	CY	240	$28.85	$6,924.00
8	Random Fill Material	CY	0	$24.10	$0.00
9	2 Hr. Haul Time	CY	240	$21.00	$5,040.00
10	Effluent Filter	EA	1	$100.00	$100.00
11	topsoil stone haul	cy	210	$21.00	$4,410.00
12	Absorption Trench	LF	315	$15.76	$4,964.40
13	Eljen Units (Trench Systems)	SF	0	$24.44	$0.00
14	NYSDOT C-33 Sand (Trench)	CY	0	$48.23	$0.00
15	Eljen Units (Bed Systems)	SF	0	$24.44	$0.00
16	NYSDOT C-33 Sand (Bed)	CY	0	$48.23	$0.00
17	Presby Systems Pipe	LF	0	$30.77	$0.00
18	NYSDOT C-33 Sand (Presby)	CY	0	$48.23	$0.00
19	Vent Pipe	LF	0	$11.52	$0.00
19	Curtain Drain (36" Avg. Depth)	LF	105	$21.10	$2,215.50
20	Curtain Drain Outlet Pipe	LF	15	$11.52	$172.80
21	Swale	LF	250	$7.39	$1,847.50
22	Topsoil, Seed & Mulch	SF	11420	$1.04	$11,876.80
23	4" Clean Out	EA	2	$185.00	$370.00
24	Silt Fence	LF	0	$3.73	$0.00
25	Riser, First Foot & Lid	EA	2	$184.00	$368.00
26	Additional Riser Section	EA	2	$98.00	$196.00
27	Access Road	LF	173	$20.70	$3,581.10
29	set tank with large excavator		1	$1,500.00	$1,500.00
30	Shuttle Material		24	$160.00	$3,840.00
31	6" sleeve		10	$16.75	$167.50
32	5 trees to be removed		1	$2,400.00	$2,400.00
33			0	$0.00	$0.00
				TOTAL	$59,578.88
				ADD 10%	$65,536.77



TYPICAL 1250 GALLON SEPTIC TANK

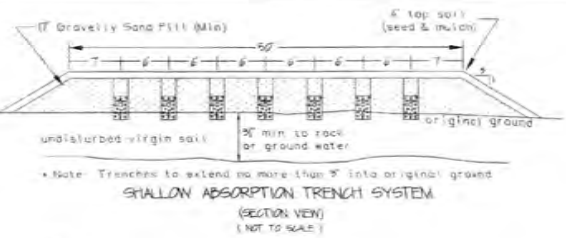
(NOT TO SCALE)

SEPTIC TANK NOTES

1. TANK TO BE PRECAST REINFORCED CONCRETE - CRANESVILLE OR ACCEPTED EQUAL. CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAY SET AND SHALL HAVE THE CAPABILITY OF SUPPORTING 300 PSF.
2. TANK TO BE BEDDED IN A 6" LAYER OF CRUSHED STONE
3. IT IS RECOMMENDED THAT PRIOR TO BACKFILL, THE TANK SHOULD BE FILLED WITH WATER TO VERIFY THAT IT HAS BEEN ADEQUATELY SEALED, WATERTIGHT, AND IS ACCEPTABLE FOR USE.
4. INLET & OUTLET SHALL BE GROUTED/SEALED TO BE WATERTIGHT. IN ADDITION, REMAINING INLET HOLES SHALL BE PLUGGED AND/OR SEALED.
5. AT THE REQUEST OF THE LOCAL(S) WATERSHED CONSERVATION, A ZABEL A2400 EFFLUENT FILTER OR AN ACCEPTED EQUAL SHALL BE INSTALLED AT THE OUTLET OF THE SEPTIC TANK. IN ADDITION, A WATERTIGHT RISER SHALL BE PROVIDED TO GRADE TO ALLOW FOR PERIODIC CLEANING OF THE EFFLUENT FILTER.
6. SEPTIC TANKS SHALL BE INSTALLED NO DEEPER THAN 5 FEET BELOW SITE FINAL GRADE. IF A DEEPER INSTALLATION IS UNAVOIDABLE, DOCUMENTATION FROM THE TANK MANUFACTURER IS REQUIRED TO VERIFY THAT THE TANK CAN HANDLE THE ADDITIONAL LOADING OR AN H-20 LOAD RATED SEPTIC TANK IS TO BE INSTALLED.

TREES TO BE REMOVED FOR CONSTRUCTION

QUANTITY	SIZE RANGE	TREE SPECIES
6	12"-16"	MAPLE
1	18"	HICKORY

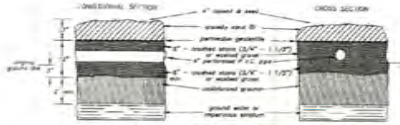


SHALLOW ABSORPTION TRENCH SYSTEM

(SECTION VIEW)

(NOT TO SCALE)





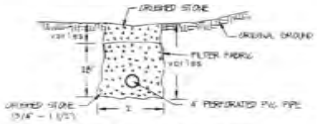
SHALLOW ABSORPTION TRENCH DESIGN

(NOT TO SCALE)

SHALLOW ABSORPTION TRENCH NOTES

1) If gravelly sand fills with a percolation rate of 5 to 8 min/in must be placed in the proposed absorption trench area prior to construction of the sewage system.
2) Gravelly sand fill shall extend a minimum of 7' beyond the trenches in all directions and taper to the original ground at a 15 slope.
3) Shallow absorption trenches are to extend no more than 9" into the original ground.

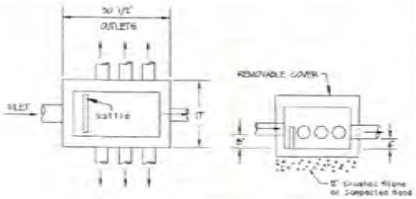




TYPICAL CURTAIN DRAIN

(NOT TO SCALE)

NOTE: The curtain drain shall be dug a minimum of 36" in depth



TYPICAL 8 HOLE DISTRIBUTION BOX

(NOT TO SCALE)

DISTRIBUTION BOX NOTES:

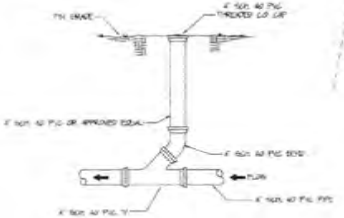
1. DISTRIBUTION BOX SHOULD BE PROVIDED WITH FLOW LEVELERS TO PROVIDE EQUAL DISTRIBUTION OF EFFLUENT TO THE LATERALS.
2. D-BOX TO BE BEDDED IN A 6" LAYER OF CRUSHED STONE OR COMPACTED SAND.
3. DISTRIBUTION BOX SHALL BE CONSTRUCTED OF PRECAST CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAY SET.
4. ALL OUTLETS SHALL BE MADE WATERTIGHT. TAPE MASTIC AND UNUSED OUTLET HOLES.
5. TEFLON PIPES LEADING FROM D-BOX TO BE CONSTRUCTED OF SOLID PIPE.
6. THE SOLID PLASTIC PIPES LEADING FROM THE D-BOX SHALL HAVE A MINIMUM SLOPE OF 1/16 INCH PER FOOT.

SEWAGE SYSTEM MAINTENANCE SCHEDULE

SEPTIC TANK -	THE SEPTIC TANK SHOULD BE INSPECTED ANNUALLY. THE SEPTIC TANK SHOULD BE PUMPED OUT EVERY TWO TO THREE YEARS.
DISTRIBUTION BOX -	THE DISTRIBUTION BOX SHOULD BE INSPECTED PERIODICALLY TO CHECK THAT EACH PIPE IS RECEIVING EQUAL FLOW. SPEED LEVELERS SHOULD BE ADJUSTED AS NECESSARY.

NOTES:

1. THIS SITE PLAN IS FOR ENGINEERING AND CONSTRUCTION PURPOSES ONLY.
2. DESIGN FLOW = 440 GPD, BASED UPON 4 BEDROOMS @ 110 GPD/BEDROOM.
3. PERCOLATION TEST RESULTS - TEST #1 - > 9 MIN/IN @ 36" DEPTH
4. TAX MAP REFERENCE: TOWN OF MIDDLETOWN - SECTION 18A, BLOCK 1, LOT 10.4
5. CONTOUR INTERVAL = 2 FEET. TOPOGRAPHIC MAPPING BY ON SITE FIELD SURVEY METHODS. (UNDER ELEVATIONS AS SHOWN ARE ASSUMED (NO REFERENCE TO USGS DATUM).
6. PROPERTY LINES AS SHOWN ARE APPROXIMATE. NO CERTIFICATION IS MADE OR IMPLIED AS TO THEIR ACCURACY.
7. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS QUICKLY AS POSSIBLE TO REDUCE THE RISK OF EROSION. THE OWNER IS RESPONSIBLE TO RE-SEED ANY AREAS WHICH DO NOT TAKE AS A RESULT OF WEATHER CONDITIONS.
8. THE LOCATIONS OF THE EXISTING DISPOSAL AND REMOVAL LINE DRAINAGE POINTS ARE APPROXIMATE, AND SHALL BE VERIFIED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
9. THE EXISTING DISPOSAL SHALL BE PUMPED OUT, FILLED WITH RUN OF BANK GRAVEL AND ABANDONED BECAUSE AS NECESSARY ANY LINES LEADING FROM THE EXISTING DISPOSAL SHALL BE DISCONNECTED AND ABANDONED.
10. ANY UNFORESEEN SITE CONDITION WHICH WAS NOT DISCOVERED AS A RESULT OF THE ORIGINAL SITE INSPECTION & HOLE TESTING SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE WITNESS. ANY DESIGN CHANGES OR MODIFICATIONS ARE TO BE APPROVED BY THE DESIGN ENGINEER AND THE WITNESS.
11. TO ENSURE PROPER FUNCTION OF THE PROPOSED SHALLOW ABSORPTION TRENCH SYSTEM AND SEPTIC TANK, THE OWNER SHALL FOLLOW THE MAINTENANCE SCHEDULE SHOWN.
12. THE SHALLOW ABSORPTION TRENCH SYSTEM INSTALLATION SHALL BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER.
13. FINAL GRADING SHALL BE IN A MANNER WHICH DIRECTS STORMWATER RUNOFF FROM THE HOUSE AND THE SEWAGE SYSTEM.
14. THE INSTALLATION OF LOW FLOW PLUMBING FIXTURES IS REQUIRED (1.6 GAL/FLUSH TOILETS & 3.0 GAL/MIN FIXTURES)
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ANY UNDERGROUND UTILITIES INCLUDING CABLE, TELEPHONE, ELECTRIC, WATER LINES, ETC.
16. DEEP TEST PITS AND PERCOLATION TESTS CONDUCTED MARCH 2016.
17. THE DESIGN ENGINEER RESERVES THE RIGHT TO MODIFY THIS DESIGN IF THE SITE CONDITIONS VARY FROM THOSE OF THE ORIGINAL SITE INSPECTION. (DESIGN MODIFICATION SUBJECT TO WITNESS APPROVAL)
18. WATER SOFTENERS SHOULD NOT BE DISCHARGED INTO THE PROPOSED SEWAGE SYSTEM AS THEY MAY HYDRAULICALLY OVERLOAD THE SYSTEM. THE INSTALLATION OF PUMP TUBS AND SPAS MAY ALSO CAUSE HYDRAULIC OVERLOADING.
19. THE USE OF SEPTIC TANK ADDITIVES IS NOT RECOMMENDED. ADDITIVES ARE NOT NECESSARY FOR THE PROPER FUNCTION OF A HOUSEHOLD SEWAGE SYSTEM AND MAY CAUSE SLUDGE & SCUM TO MIGRATE FROM THE SEPTIC TANK AND INTO THE ABSORPTION FIELD, WHICH WILL LIKELY RESULT IN A PREMATURE FAILURE.
20. HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT OFF THE SEPTIC AREA TO THE MAXIMUM EXTENT POSSIBLE. FAILURE TO KEEP THIS EQUIPMENT OFF THE SEPTIC AREA MAY CAUSE COMPACTION OF THE SOIL AND COMPROMISE THE SEWAGE SYSTEMS ABILITY TO HANDLE THE WASTEWATER FLOW INDICATED. A CONSTRUCTION APPROVAL AND/OR CERTIFICATION MAY BE DENIED IF THIS OCCURS.
21. THE SANITARY FACILITIES DESIGN SHOWN HEREON DOES NOT CONFORM TO ALL OF THE REQUIREMENTS OF APPENDIX 75-A. THE DESIGN WAS DETERMINED TO BE THE BEST REPAIR SOLUTION GIVEN THE LIMITED SPACE AND POOR DEPTH AVAILABLE.
22. INSTALLATION OF THE PROPOSED SEWAGE SYSTEM SHALL NOT BE ATTEMPTED WHEN THE SITE SOILS HAVE A HIGH MOISTURE CONTENT. CONSTRUCTION DURING WET PERIODS CAN COMPROMISE THE SOIL STRUCTURE AND MAY LEAD TO PREMATURE FAILURE.
23. ANY ROOF, CELLAR, OR FOOTING DRAIN THAT DISCHARGE IN THE DIRECTION OF THE PROPOSED SHALLOW ABSORPTION TRENCH SYSTEM, SHALL BE RELOCATED OR DIVERTED AS NECESSARY. (THIS WORK TO BE CONSIDERED AS A COST EXTRA IF NEEDED.)
24. THERE ARE NO NEIGHBORING WELLS LOCATED WITHIN 100 FEET OF THE PROPOSED SEWAGE SYSTEM. A SEPARATION DISTANCE OF 100 FEET IS REQUIRED IF A WELL IS DOWNGRADIENT AND IN THE DIRECT LINE OF DRAINAGE OF THE PROPOSED SEWAGE SYSTEM.
25. THE EXISTING DITCH THAT RUNS ALONG THE EASTERLY SIDE OF THE PROPERTY SHALL BE CLEANED OF DEBRIS & DEBRIS TO ENSURE THE PROPER FLOW OF RUNOFF FROM THE SITE. DITCH SHALL BE CLEANED FROM HOUSE TO POOL TO THE END. (APPROX. 600 FEET)



TYPICAL CLEAN-OUT DETAIL

(NOT TO SCALE)

APPROVED
SUBJECT TO REQUIRED CONDITIONS IN DETERMINATION DATED: 10/09/2018
BY: David Honig
SOIL: 2B6-1-10.4
Middletown, DE Delaware
APPROVAL EXPIRES ON: 10/09/2018

DEC ENVIRONMENTAL PROTECTION RECEIVED
SEP 13 2018
REP

PREPARED BY:
REX SANFORD, P.E.
PROFESSIONAL ENGINEERING SERVICES
P.O. BOX 39
GREENWOOD, DE 19950
(845) 377-4454

TEST PIT INFORMATION

T.P. #	DESCRIPTION
1	0'-5" TOPSOIL 5"-9" SILTY LOAM 9"-46" HARDPAN NO MOTTLING OBSERVED NO WATER OBSERVED NO BEDROCK OBSERVED

#	DATE	SITE PLAN REVISIONS	BY
1	08/31/2018		
2	DATE	DESCRIPTION	BY

ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATION OF THIS PLAN BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL BE NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.

SANITARY ENGINEERING DETAIL NOTES

1) PERFORATED PIPE SHALL BE PLACED WITH A MINIMUM SLOPE OF 1/16" PER FOOT & A MAXIMUM SLOPE OF 1/16" PER FOOT.
2) A DISTRIBUTION BOX SHALL BE USED WITH EQUAL LENGTH PIPE DISTRIBUTION FROM THE BOX TO THE PERFORATED PIPE LINES.
3) KNOCKED DRAINS, OR BROKEN STONE, 3/4" TO 1 1/2", SHALL BE PLACED BELOW THE PERFORATED PIPE, AROUND THE PIPE, AND 2" ABOVE THE PIPE.
4) NO ROOF, CELLAR, OR FOOTING DRAINS SHALL BE DISCHARGED INTO OR IN THE DIRECTION OF THE SEWAGE DISPOSAL SYSTEM.
5) ALL TREES & STUMPS SHALL BE CUT TO GRADE AND REMAINING FROM THE SEWAGE SYSTEM AREA. ROOT STRUCTURE BELOW GRADE SHOULD NOT BE REMOVED, SO AS TO LIMIT THE DISTURBANCE TO THE ABSORPTION FIELD.
6) NO DRIVEWAYS, ROADS OR PARKING AREAS SHALL BE CONSTRUCTED OVER, AND PORTION OF THE SEWAGE DISPOSAL SYSTEM.
7) SEPTIC TANKS SHALL BE BEDDED WITH 6" OF CRUSHED STONE. DISTRIBUTION BOXES SHALL BE BEDDED WITH 12" OF CRUSHED STONE.
8) CONCRETE SEPTIC TANKS TO BE USED. TANKS SHALL BE WATERTIGHT. CONTRACTOR SHALL SEAL TANK WITH HYDRAULIC CEMENT TO INSURE WATERTIGHTNESS.
9) LATERALS ARE TO BE PLACED 6' ON CENTER, AND THE ENDS ARE TO BE CAPPED. TRENCH WIDTH = 1 FOOT. NOTE THE BOTTOM OF THE TRENCHES SHALL BE LEVEL. IN ADDITION, THE BOTTOM & SIDE OF TRENCHES SHALL BE RAKED.
10) ALL SEWAGE SYSTEMS SHALL BE APPROVED AND INSPECTED BY THE WITNESS.
11) ALL PIPE PASSING UNDER DRIVEWAYS SHALL BE CONSTRUCTED OF SCHED 40 PVC AND BURIED IN A MINIMUM OF 12" OF SAND/COMPACTED FILL LIFTING.
12) ALL SEPTIC SYSTEMS MUST BE LOCATED AS SHOWN ON THIS SITE PLAN. INSTALLATION AND MAINTENANCE OF SEPTIC SYSTEMS SHALL FOLLOW THE NEW YORK STATE DEPARTMENT OF HEALTHS "WASTEWATER TREATMENT STANDARDS - INDIVIDUAL HOUSEHOLD SYSTEMS" APPENDIX 75-A AS AMENDED.
13) THE BUILDING SEWER TO SEPTIC TANK TO BE 4" SCHED PVC AND PLACED AT A SLOPE OF 1/4" PER FOOT.
14) THE SEWER LINE FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX IS TO BE 4" SCHED PVC AND PLACED AT A SLOPE OF 1/8" PER FOOT.
15) THE USE OF PERMEABLE GEOTEXTILE OVER THE SHALLOW ABSORPTION TRENCHES IS REQUIRED.
16) NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100 FEET OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY BODY OF WATER.
17) SEPTIC TANK TO BE PROVIDED WITH A WATERTIGHT RISER TO GRADE. RISER IS TO BE CONSTRUCTED WITH 1/4" OR 3/8" MIN PIPE CUT TO GRADE WITH A 1/4" STEEL PLATE AND A FLAT SLIDE/SCRE COVER. TANK LIDS ARE TO REMAIN IN PLACE.
18) THE INSTALLATION OF SPEED LEVELERS IN THE DISTRIBUTION BOX IS REQUIRED TO ENSURE EQUAL DISTRIBUTION OF EFFLUENT TO THE LATERALS.

SITE PLAN

SHOWING PROPOSED SANITARY FACILITIES REPAIR FOR

DAVID HONIG

SITUATE

340 CROW ROAD

TOWN OF MIDDLETOWN - DELAWARE COUNTY

NEW YORK

GRAPHIC SCALE



(IN FEET)

1 INCH = 40' ft.

DESIGN & DRAWING BY: REX DRAWING DATED: SEPTEMBER 5, 2018 REVISED BY: REX

Carolyn Lazard Over $30,000:

Address: 2088 Upper Birch Creek Road, Pine Hill, NY 12465
Town: Shandaken
Bedrooms: 2
Engineer: Steele Brook Engineering PLLC
Contractor: LaFever Excavating Inc.
Sign In Date: 9/21/26
Design Application Received By DEP: 6/6/25
Design Application Deemed Complete: 6/23/25
Date Recommended for DEP Design Approval: 7/8/25
2-Year Deadline: 9/21/28

The major components will include one 1,000-gallon septic tank, 176 l.f. of gravity pipe, one effluent filter, one distribution box, 135 c.y. of absorption fill material, 160 l.f. of absorption trench, 55 l.f. of curtain drain, 76 l.f. of curtain drain outlet pipe, 55 l.f. of swale, 2 cleanouts, 155 l.f. of access rd., 8 trees to be removed, set the septic tank with a large excavator and site restoration. The homeowner received a quote of $34,460.00. This amount is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $34,460.00.

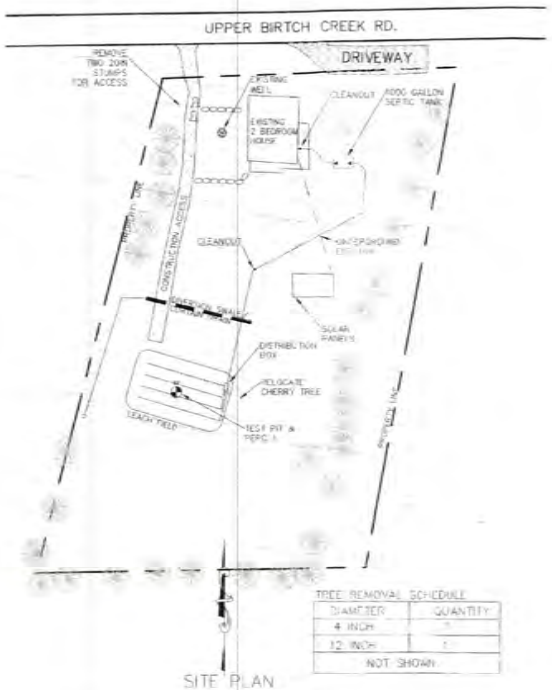
Cost Estimate

Homeowner: Carolyn Lazard
SBL #: 1.3-1-32
Designer: Steele Brook Engineering
Completed By: Mitch Hull
Date: 1/13/2026

2025 Schedule of Values

Enter Values in Blue Shaded Cells

Item #		Units	Quantity	Unit Cost	Cost
1	Septic Tank				
	1000 Gal. Tank With System	EA	1	$4,659.20	$4,659.20
	1250 Gal. Tank With System	EA	0	$5,064.16	$0.00
	1500 Gal. Tank With System	EA	0	$5,482.38	$0.00
2	Pump Chamber	EA	0	$9,635.00	$0.00
3	Syphon Chamber	EA	0	$4,913.59	$0.00
4	Gravity Piping 4" PVC	LF	176	$14.29	$2,515.04
5	Force Main 2"PVC	LF	0	$12.38	$0.00
6	D-Box	EA	1	$890.54	$890.54
7	Absorption Fill Material	CY	135	$26.97	$3,640.95
8	Random Fill Material	CY	0	$22.79	$0.00
9	1 Hr. Haul Time	CY	135	$10.50	$1,417.50
10	Effluent Filter	EA	1	$105.00	$105.00
11	Conventional Absorption Bed	SF	0	$6.26	$0.00
12	Absorption Trench	LF	160	$15.77	$2,523.20
13	Eljen Units (Trench Systems)	SF	0	$25.67	$0.00
14	NYSDOT C-33 Sand (Trench)	CY	0	$45.80	$0.00
15	Eljen Units (Bed Systems)	SF	0	$25.67	$0.00
16	NYSDOT C-33 Sand (Bed)	CY	0	$45.80	$0.00
17	Presby Systems Pipe	LF	0	$32.56	$0.00
18	NYSDOT C-33 Sand (Presby)	CY	0	$45.80	$0.00
19	Vent Pipe	LF	0	$12.81	$0.00
19	Curtain Drain (36" Avg. Depth)	LF	55	$20.18	$1,109.90
20	Curtain Drain Outlet Pipe	LF	76	$12.81	$973.56
21	Swale	LF	55	$7.17	$394.35
22	Topsoil, Seed & Mulch	SF	6804	$1.01	$6,872.04
23	4" Clean Out	EA	2	$185.00	$370.00
24	Silt Fence	LF	0	$3.11	$0.00
25	Riser, First Foot & Lid	EA	2	$188.00	$376.00
26	Additional Riser Section	EA	0	$101.00	$0.00
27	Access Road	LF	155	$20.03	$3,104.65
29	8 trees to be removed		1	$2,000.00	$2,000.00
30	set tank with large excavator		1	$1,500.00	$1,500.00
31			0	$0.00	$0.00
32			0	$0.00	$0.00
33			0	$0.00	$0.00
				TOTAL	$32,451.93
				ADD 10%	$35,697.12



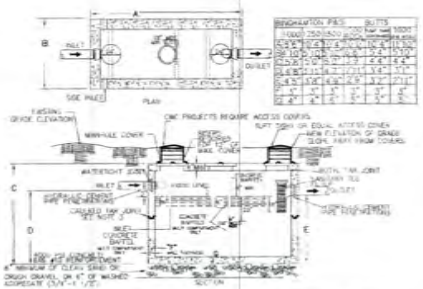
TREE REMOVAL SCHEDULE

DIAMETER	QUANTITY
4 INCH	1
12 INCH	1
NOT SHOWN	

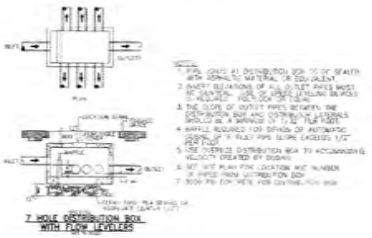
SITE PLAN
SCALE 1" = 30'

SITE NOTES:

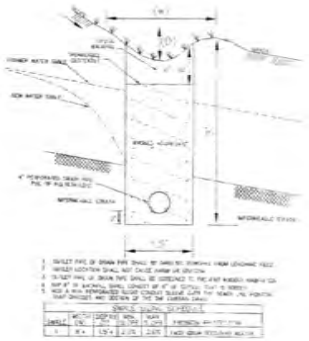
1. THERE ARE NO PROPERTY LINES LOCATED WITHIN 10 FT OF THE PROPOSED SEPTIC SYSTEM LOCATIONS.
2. THERE ARE NO STREAMS LOCATED WITHIN 100 FT OF THE PROPOSED SEPTIC SYSTEM LOCATIONS.
3. THERE ARE NO EXISTING WELLS WITHIN 50 FEET OF THE SEPTIC TANK OR 100 FEET OF THE PROPOSED LEACH FIELD.



DUAL COMPARTMENT SIDE INLET
ONE PIECE 1000 GAL. "NEW MOULD" SEPTIC TANK
WITH EFFLUENT FILTER



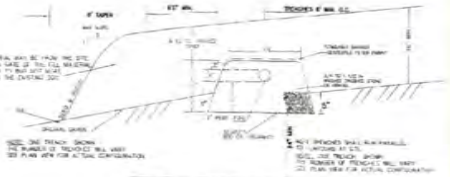
7 HOLE DISTRIBUTION BOX
WITH FLOW LEVELERS

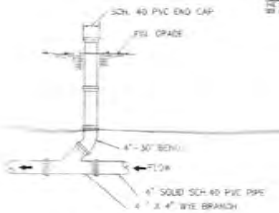


DIVERSION SWALE
CURTAIN DRAIN DETAIL



SITE MAP:
SCALE: 1" = 2000'





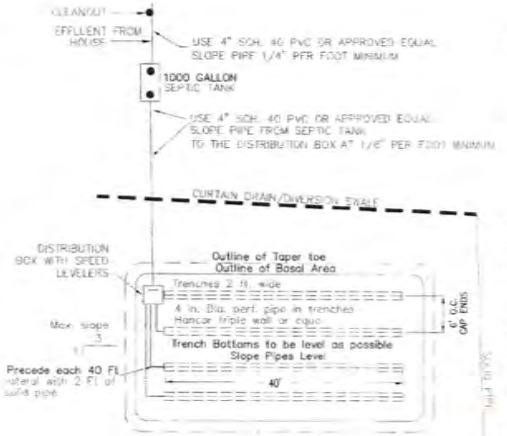
CLEANOUT DETAIL



CROSS SECTION DETAIL



TRENCH PROFILE DETAIL



For 2 Bedroom house: (220 GPD)
Use (4) trenches – each 40 ft. long.
Provide a Basal Area 32 FT by 52 FT
Grade area above leach field to prevent ponding

LEACH FIELD PLAN VIEW

SOILS TESTS PERFORMED ON 4/30/25 BY E. MCCARTHY, PE WITNESSED BY NYCDEP REPRESENTATIVE ALYSIA WHITMARSH
THIS IS A CWC SPONSORED PROJECT
DESIGN FLOW BASED ON:
EXISTING 2 BEDROOM HOME (220 GPD) WITH LOW FLOW FIXTURES
SPECIFICATIONS FOR:
SHALLOW ABSORPTION TRENCH SYSTEM
Reference: Appendix 75-A (EC)

Maximum Design Rate for Trench Area – 0.9 GPD/Sq.Ft.
Provided Application Rate for Trench Area – 0.69 GPD/Sq.Ft.
Extension of Basal Area beyond trenches: 6 ft. all sides
Trench Length Required: 122.2 ft
Trench Length Provided: 160 ft

Test Hole 1:

Depth	Soil Description
0-1"	Sod
1"-29"	Loam, Roots to 29"
29"-35"	Handpan & Mottling

Slope: Approximately 14%
Percolation test depth: 14"
Stabilized Percolation Rate 8.0 Min/in

ENGINEER & NYCDEP SHALL BE CONTACTED 48 HOURS PRIOR TO THE FOLLOWING:

SETTING OF CONCRETE TANKS
BENCH, INSPECTION SLEEVE, ENDS AND MIDDLE EXPOSED)
UPON TOP SOIL AND MAT/BEDDING

ENGINEER TELEPHONE # 607.746.2400
NYCDEP TELEPHONE # 845.340.7858

NOTES

1. GRAVEL OR BROKEN STONE, 3/4" TO 1 1/2", SHALL BE PLACED 6" BELOW THE PERFORATED PIPE, AROUND THE PIPE AND 2" ABOVE THE PIPE.
2. NO FOOT, BASEMENT OR ROOFING DRAINS SHALL BE DISCHARGED INTO THE SEWAGE DISPOSAL SYSTEM.
3. ALL TREES SHALL BE CUT DOWN, REMOVED FROM THE PROPOSED SEWAGE DISPOSAL AREA. ROOT STRUCTURE BELOW GROUND SHALL NOT BE REMOVED TO PREVENT DISTURBING SOILS.
4. NO DRIVEWAYS, ROADS OR PARKING SHALL BE CONSTRUCTED OVER ANY PORTION OF THE SEWAGE DISPOSAL SYSTEM.
5. SEPTIC TANK IS TO BE SET ON TOP OF 6" OF CRUSHED STONE.
6. NO BASEMENT FIXTURES APE PERMIT TO WITHOUT SPECIAL SEWAGE DESIGN.
7. SEPTIC TANK AND DISTRIBUTION BOX ARE TO BE PRECAST CONCRETE STRUCTURES.
8. THE LOCATION OF ALL PROPOSED SEPTIC SYSTEM COMPONENTS MUST BE AS SHOWN ON THIS SITE PLAN. INSTALLATION AND MAINTENANCE OF SEPTIC SYSTEMS SHALL FOLLOW THE NEW YORK STATE DEPARTMENT OF HEALTH'S "WASTEWATER TREATMENT STANDARDS–INDIVIDUAL HOUSEHOLD SYSTEMS, APPENDIX 75-A" DATED 2/16/16.
9. BUILDING SEWER LINE TO THE SEPTIC TANK SHALL BE 4" SCH. 40 PVC AND INSTALLED AT A MINIMUM SLOPE OF 1/4" /FT. THE SEWER LINE FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX SHALL BE 4" SCH. 40 PVC AND SET A MINIMUM SLOPE OF 1/8"/FT. MIN.
10. ALL SEWAGE SYSTEMS SHALL BE APPROVED AND INSPECTED BY THE NYCDEP.
11. NO COMPONENT OR PART OF ANY ABSORPTION SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100 FEET OF ANY WELL, SPRING, RESERVOIR, BROOK, MARSH OR ANY BODY OF WATER.
12. THE INTERIOR PLUMBING OF THE EXISTING HOUSE MUST BE PLUMBED TO ACCOMMODATE THE DIRECTION OF THE HOUSE SEWER FOR THE SEPARATE DISPOSAL SYSTEM.
13. DISTURBED AREA SHALL BE HAND RAKED. STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
14. ALL DISTURBED AREAS SHALL BE STABILIZED WITH HAY & SEED UPON COMPLETION OF PROJECT.
15. EFFLUENT FILTERS SHALL BE CLEANED ONCE PER YEAR OR AS REQUIRED.
16. WATER SAVING LOW FLOW FIXTURES SHALL BE UTILIZED THROUGHOUT THE EXISTING HOUSE.
17. CWC AGREEMENT HAS 2 YEARS TO COMPLETE CONSTRUCTION TO RECEIVE FUNDING

CITY OF NEW YORK
DEPT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY
REGULATORY AND ENGINEERING PROGRAMS
APPROVED
SUBJECT TO SPECIFIED CONDITIONS IN
DETERMINATION DATED: 7/1/25
TO: LAZARD
SURF:
BY:
APPROVED BY: Steven Kuehn
APPROVAL EXPIRATION DATE: 7/1/27
UNLESS CONSTRUCTION IS COMPLETED

RECEIVED
JUL 07 2025
REVIEWED

PROPOSED SUB-SURFACE SEWAGE SYSTEM FOR
CAROLYN LAZARD
TAX MAP SBL# 1.3-1-32
TOWN OF SHANDAKEN
ULSTER COUNTY, NY

DATE: MAY 20, 2025
SHEET NO. 1 OF 1
DWG. NO.

CLIENT
CAROLYN LAZARD
2088 UPPER BIRCH CREEK RD.
PINE HILL, NY 12465
484.410.1666

SCALE 1IN=30FT
0 15 30 60 90

STEELE BROOK ENGINEERING
PO Box 305, Pine Hill, NY 12465
(845) 688-7555
email: sdb@steelebrook.net
website: www.steelebrook.net

NO.	DATE	REVISION
1	6/23/25	PER 6/23/25 EMAIL

FOR STEELE BROOK ENGINEERING

MANAGER: EM | DESIGN BY: EM | CHKD BY: EM | SURV. CHIEF: | DRAWN BY: EM | CHKD BY: EM | FIELDBOOK NO. | DATA COLLECTOR

DRAWING REFERENCE:

PRINTED:

Lost Clove Ventures LLC (Val D'isere) Over $30,000:
Expanded Septic Program
Address: 8 Church Road, Big Indian, NY 12410
Town: Shandaken
Use: Restaurant and Market with 7 Bedrooms Workforce Housing. Design Flow: 3,825 Gallons Per Day
Engineer: Brinnier & Larios, P.C.
Contractor: Evergreen Mountain Contracting
Sign In Date: 8/27/26
Design Application Received By DEP:
Design Application Deemed Complete:
Date Recommended for DEP Design Approval: 8/4/26
2-Year Deadline: 8/27/28

The major components will include one 6,000-gallon septic tank, one 2,000-gallon H20 grease trap, one duplex pump chamber, 91 l.f. of 6-inch Schedule 80 pipe, 152 l.f. of force main, two distribution boxes, two effluent filters, 6,480 s.f. of conventional absorption beds, 2 six-inch cleanouts, 6 cast iron risers, 5 additional riser sections, 2 H20 clean out risers, spread and reclaim excess material and site restoration. The owner received three quotes. They were $150,419.62, $153,145.14 and $159,250.56. The low quote is within 10% of our estimated cost for construction. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request for $150,419.62.

Cost Estimate

Homeowner: Val D'isere Lost Clove Ventures, LLC **2026 Schedule of Values**
SBL #: 12.7-2-41
Designer: Brinnier & Larios P.C.
Completed By: Mitch Hull
Date: 9/22/2026

Enter Values in Blue Shaded Cells

Item #		Units	Quantity	Unit Cost	Cost
1	Septic Tank				
	6000 gallon septic tank	EA	1	$24,356.91	$24,356.91
	2000 gallon H20 grease trap	EA	1	$11,811.18	$11,811.18
	1/500 Gallon Tank With System	EA	0	$5,822.91	$0.00
2	Pump Chamber duplex	EA	1	$21,413.78	$21,413.78
3	Syphon Chamber	EA	0	$4,837.05	$0.00
4	6" Sch 80	LF	91	$25.00	$2,275.00
5	Force Main 2"PVC	LF	152	$11.36	$1,726.72
6	D-Box	EA	2	$879.97	$1,759.94
7	Absorption Fill Material	CY	0	$28.85	$0.00
8	Random Fill Material	CY	0	$24.10	$0.00
9	1 Hr. Haul Time	CY	0	$10.50	$0.00
10	Effluent Filter	EA	2	$100.00	$200.00
11	Conventional Absorption Bed	SF	6480	$6.25	$40,500.00
12	Absorption Trench	LF	0	$15.76	$0.00
13	Eljen Units (Trench Systems)	SF	0	$24.44	$0.00
14	NYSDOT C-33 Sand (Trench)	CY	0	$48.23	$0.00
15	Eljen Units (Bed Systems)	SF	0	$24.44	$0.00
16	NYSDOT C-33 Sand (Bed)	CY	0	$48.23	$0.00
17	Presby Systems Pipe	LF	0	$30.77	$0.00
18	NYSDOT C-33 Sand (Presby)	CY	0	$48.23	$0.00
19	Vent Pipe	LF	0	$11.52	$0.00
19	Curtain Drain (36" Avg. Depth)	LF	0	$21.10	$0.00
20	Curtain Drain Outlet Pipe	LF	0	$11.52	$0.00
21	Swale	LF	0	$7.39	$0.00
22	Topsoil, Seed & Mulch	SF	15485	$1.04	$16,104.40
23	6" Clean Out	EA	2	$250.00	$500.00
24	Silt Fence	LF	0	$3.73	$0.00
25	Cast iron risers	EA	6	$736.17	$4,417.02
26	Additional Riser Section	EA	5	$368.09	$1,840.45
27	Access Road	LF	0	$20.70	$0.00
29	H20 clean out risers		2	$200.00	$400.00
30	spread & reclaim excess material		1	$14,000.00	$14,000.00
31			0	$0.00	$0.00
32			0	$0.00	$0.00
33			0	$0.00	$0.00
				TOTAL	$141,305.40
				ADD 10%	$155,435.94

Sead Celic Additional Cost:

Address: 53 Sunrise Drive, Woodbourne, NY 12788
Town: Neversink
Engineer: Peak Engineering, PLLC
Contractor: D&S General Contractor

This project was previously approved for $34,800.00. Bedrock was encountered during installation of the tanks and effluent line. The contractor had to hammer for 20.7 hours to attain necessary depths and is asking for an additional 443.48 tons, which converts to 591 cubic yards of absorption fill material. The engineer says cost for rock removal is reasonable, but the cost for additional absorption fill material is not. The contractor has requested $7,387.00 for rock hammering and $13,800.00 for additional sandy loam fill material for a total of $21,187.00 for the added work. $13,800.00 is being disallowed. $7,387.00 appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $7,387.00 for a total project cost of $42,187.00.

PEAK
ENGINEERING

3751 Main Street
PO Box 540
Stone Ridge, NY 12484
(845) 687-4500

August 5, 2026

Douglas Strait, P.E., Residential Wastewater Program Supervisor
Wastewater Treatment Programs
New York State Department of Environmental Protection
669 Couty Highway 38, Suite 2
Arkville, NY 12406

Re: Sam Celic, 53 Sunrise Drive, Town of Neversink, Sullivan County, SBL: 44.-1- 2.13
Residential Sewage Disposal System Replacement

Dear Mr. Strait,

Please be advised that Peak Engineering, PLLC has inspected the above referenced sewage disposal system and find that the system has been constructed in substantial conformance with the plans prepared by this office last revised date of October 13, 2025, and approved for construction by the NYC DEP on October 24, 2025.

A percolation test was conducted in the fill material on June 26, 2026, by our office with a stabilized percolation rate recorded at 14 minutes per inch. See percolation data form attached.

The operation of the siphon chamber dosing to the distribution box was observed on July 6, 2026, and found to be in accordance with the approved plan. Measurements to the system components were recorded the same day, see the as-built sketch attached for your records.

It is our understanding that the final placement of topsoil, seed and mulch over the sewer pipes, distribution box, septic tank and the entire leach field has been completed, and that vegetation establishment has begun. We do not intend to perform any addition inspections to verify same.

Bedrock was encountered during the installation of the tanks and effluent line. Removal of rock in these areas was performed by the contractor using a hydraulic hammer attached to an excavator. The average depth of rock removed was approximately 24-inches. See photographs attached for your reference.

If you should have any questions or require any additional information, please contact our office.

Sincerely,

Scott A. Davis, P.E.
Peak Engineering, PLLC

Copy: Mitchell Hull mhull@cweonline.org
Sam Celic samcelic@yahoo.com

– INVOICE ENCLOSED –

RECEIVED
AUG 14 2026

Rock Encountered During SSTS Replacement Project for Sead Celic
53 Sunrise Drive, Town of Neversink, Sullivan County

Septic Tank Location:





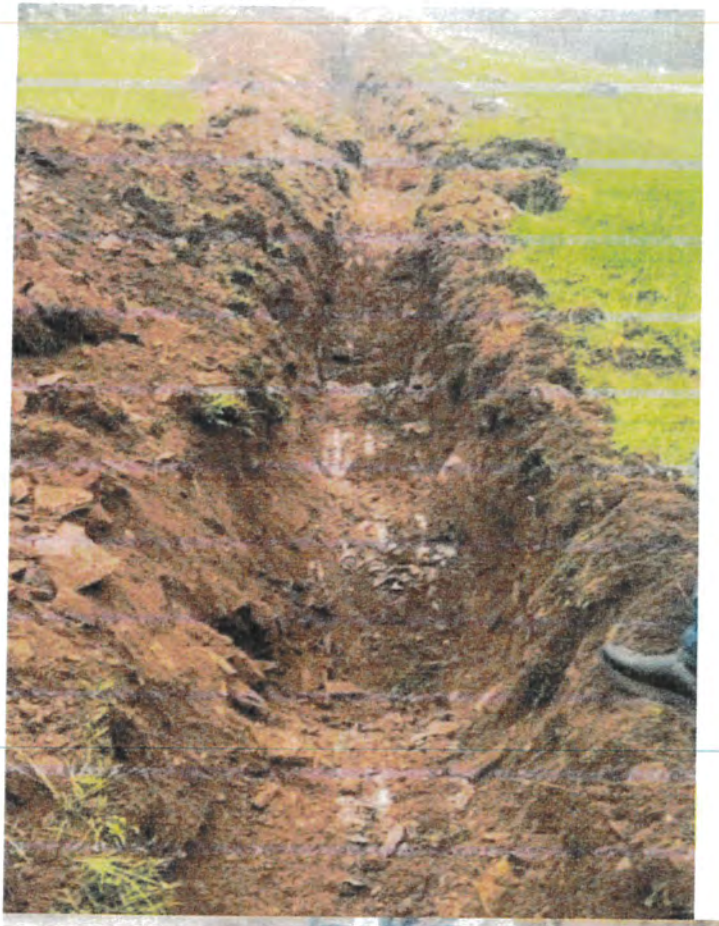
Rock Encountered During SSTS Replacement Project for Sead Celic
53 Sunrise Drive, Town of Neversink, Sullivan County





Rock Encountered During SSTS Replacement Project for Sead Celic
53 Sunrise Drive, Town of Neversink, Sullivan County

Effluent Line Location:





Ashley Domers Additional Cost:

Address: 26 Nyari Drive, Woodstock, NY 12498
Town: Woodstock
Engineer: Rex Sanford, P.E.
Contractor: Chad Davis Contracting Inc.

This project was previously approved for $39,160.26. Rock was encountered during excavation for the sewer line, septic tank and curtain drain. 3 days of hammering were required to attain necessary depths. 3 loads of random fill were needed for backfill. Excavated rock was spread and reclaimed on site. The contractor has requested $13,229.00 for the added work. This amount appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $13,229.00 for a total project cost of $52,389.26.

Kevin Mead Additional Cost:

Address: 13712 NY-23A, Prattsville, NY 12468
Town: Prattsville
Engineer: Praetorius & Conrad, P.C.
Contractor: G.R. Excavation, Inc.

This project was previously approved for $85,386.58. A curtain drain was not included in the original design. During construction it became apparent one was needed. The engineer directed the contractor to add 50 l.f. of curtain drain. The contractor has requested $1,055.00 for the added work. This amount appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $1,055.55 for a total project cost of $86,441.58.

Christopher Miller Additional Cost:

Address: 51 Porcupine Lane, Tannersville, NY 12485
Town: Hunter
Engineer: David Rider, P.E.
Contractor: Blue Mountain Excavation, LLC

This project was previously approved for $64,089.10. Ledge rock was encountered in septic tank, pump chamber areas and curtain drain areas. The contractor had to hammer for 10 hours to attain necessary depths for the septic tank and pump chamber and for 5 hours to install the curtain drain. The contractor has requested $5,343.75 for the added work. This amount appears to be reasonable and justified. This is a secondary residence eligible for 60% reimbursement. $5,343.75 X 60% = $3,206.25. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $3,205.25 for a total project cost of $67,295.35.

Audrey Morales Additional Cost:

Address: 134 Meehan Road, Margaretville, NY 12455
Town: Middletown
Engineer: Rex Sanford, P.E.
Contractor: Halcott Center Excavation & Landscaping LLC

This project was previously approved for $75,497.75. Rock was encountered while excavating for the septic tank and siphon chamber. The contractor had to hammer for 35 hours to attain necessary depths. Excavated rock was spread and reclaimed on site. The contractor has requested $12,918.75 for the added work. This amount appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $12,918.75 for a total project cost of $88,416.50.

CWC Field Report - Septic

Section 1

Project Name	Audrey Morales

Project Information

Project Information

Field Report #	1
Project ID	60434
Project Name	Audrey Morales
Preparator	Jacobson,John

Address

Address

SBL #	262-1-8.7
Street #	134
Street Name	Meehan Rd.
Village/ Hamlet	Margaretville
Municipality	Middletown
Zip Code	12455
County	Delaware
State	NY

Date/Time

Date/Time

Date	09-21-2026
Time	09:30 AM (-4 GMT)
Temperature	53
Weather Conditions	Partly Sunny

Attendees

Attendees

Attendees Present	CWC Staff
CWC Staff	Hull, Mitchell, Jacobson, John

Field Conditions

Field Conditions

Existing Site Conditions	Site is very wet. The contractor has hammered rock to install septic and flout tanks, line to d-box and part of the curtain drain. Both tanks are set.
Observations	Rock outcroppings and poor soil. The access to the absorption field,is rutted.

CWC Field Report - Septic

Action Items	Curtain drain needs to be completed. The contractor hopes to install absorption field trenches tomorrow if it is dry enough.Piping from tanks to d-box needs completion.Repair ruts and restore site.
Site Photos	

CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



CWC Field Report - Septic



Tara Smalls Additional Cost:

Address: 22 Lake Cecil Road, Sidney Center, NY 13839
Town: Tompkins
Engineer: Headwaters Engineering, PLLC
Contractor: Dutcher Construction

This project was previously approved for $52,591.44. Drainage work on the upper side of the absorption field was not included in the original design. However, following a storm event that resulted in erosion to the tapers of the field, 175 l.f. of curtain drain and 20 l.f. of curtain drain outlet pipe were installed under direction of the engineer. The contractor has requested $4,009.40 for the added work. This amount appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $4,009.40 for a total project cost of $56,600.84.

Mark VanGorden Additional Cost:

Address: 5 Beechford Drive, Boiceville, NY 12412
Town: Olive
Engineer: Christopher R. DiChiaro
Contractor: Eberhardt Excavation, LLC

This project was previously approved for $33,962.61. A drainage leader line that was not visible during previous site visits became apparent during construction. The leader had to be re-routed around the replacement absorption area. Groundwater was encountered while excavating for the septic tank and pump chamber. Saturated material had to be removed, and suitable material imported for backfill. The contractor has requested $4,983.92 for the added work. This amount appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $4,983.92 for a total project cost of $38,946.53.


PC
170
Lc

Roberta M. Warfield Irrevocable Trust Additional Cost:

Address: 424 Mohegan Trail, Margaretville, NY 12455
Town: Middletown
Engineer: Brinnier & Larios, P.C.
Contractor: G.C. Landscaping & Excavation, Inc.

This project was previously approved for $29,986.25. The existing grade dropped off considerably, requiring a larger footprint, more fill and associated work to complete the system The contractor brought in an additional 235 cubic yards of absorption fill material, removed one tree and provided topsoil, seed and mulch over a larger area. This site has a minimal buildable area. It did not provide sufficient area for material staging. The additional materials were dumped off-site and brought to the absorption field area with smaller trucks. The contractor has requested $18,200.00 for the added work. This amount appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $18,200.00 for a total project cost of $48,186.25.

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

DESIGN
REPORTS
SUPERVISION
CONSULTING SERVICES

SUBDIVISIONS
TITLE SURVEYS
TOPOGRAPHIC SURVEYS

TELEPHONE (845) 338-7622
FAX (845) 338-7660

October 6, 2026

Mitchell Hull, Septic Program Manager
Catskill Watershed Corporation
669 County Hwy 38, Suite 1
Arkville, NY 12406

Re: Warfield (Roberta M) Irrevocable Trust, Sewage Disposal System Replacement
Town of Middletown, Delaware County Tax Map Parcel 288-3-38
(424 Mohican Trail, Highmount, New York)

Dear Mr. Hull,

Please be advised that Brinnier and Larios, P.C. inspected construction of the above referenced sewage disposal system during September 2026 and has subsequently certified construction to the New York City Department of Environmental Protection (NYCDEP). Please note that the plans for the system were prepared by this office in November 2024, and approved for construction by the NYCDEP on November 19, 2024.

As you are aware from our prior discussion, due to the site topography, substantial additional fill material and associated work was required for system construction. Based upon both the contractor's observations and our observations of the site during construction, the existing grade dropped off considerably thus requiring more material and therefore a larger footprint than estimated. To accommodate proper system construction to address the lower system taper as the existing grade dropped off significantly, the contractor needed to install additional fill and had to perform commensurate restoration work. It should also be noted that as the site contains only a minimal buildable area and did not provide sufficient area for material staging, an off-site area needed to be used for materials staging and delivery to the site for installation.

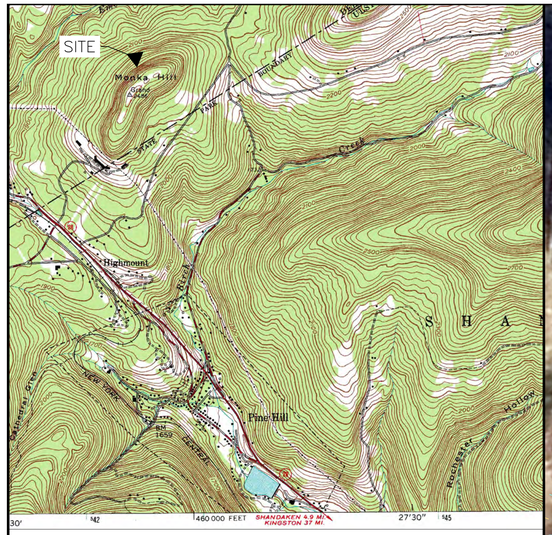
An invoice from the contractor, G.C. Landscaping and Excavation, Inc. is attached. This invoice provides a summary of the extra materials, extra costs, etc. Should you have any questions or require additional information please contact our office.

Sincerely,

BRINNIER & LARIOS, P.C.

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

Enclosure
Copy: Roberta Warfield



LOCATION MAP

USGS – WEST KILL, NY QUADRANGLE
SCALE: 1" = 2000'

424 MOHICAN TRL RD, MIDDLETOWN, DELAWARE COUNTY



SITE PLAN

SCALE: 1" = 20'

0 20 40 FEET

NOTE: CONTOURS SHOWN PROVIDED BY USGS LIDAR.

DESIGN PARAMETERS

PROPOSED SEWAGE DISPOSAL SYSTEM
RAISED SYSTEM – PRESBY ADVANCED ENVIRO–SEPTIC (AES) SYSTEM

DESIGN FLOW: 330 GPD

DESIGN PERCOLATION RATE OF PROPOSED FILL AT CUT/FILL AREA: 10 MIN/INCH
(SEE SHEET 2 SEWER NOTES – NOTE 1 AND SHALLOW TRENCH DETAIL)

APPLICATION RATE: 0.9 GPD/SF

AREA REQUIRED: 330/0.9 = 367 SF

NOTE: USING PRESBY AES CREDIT OF 1 LF OF TRENCH = 6 SF AREA

TRENCH LENGTH REQUIRED: 367/6 = 61 LF*
*NOTE: 61 LF MATCHES NY ATL ADVANCED ENVIRO–SEPTIC (AES) SIZING – TABLE B

TRENCH LENGTH PROVIDED: 2 TRENCHES @ 31' EACH = 62 LF

AES PIPE LENGTH PROVIDED:
2 TRENCHES X 2 AES ROWS/TRENCH @ 31' ROW LENGTH = 248 LF OF AES PIPE

NOTES FOR SEWAGE DISPOSAL SYSTEM

1. NO ROOF, CELLAR OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SEWAGE DISPOSAL SYSTEM.
2. ALL TREES AND SHRUBS IN THE PROPOSED SDA SHALL BE CUT AT GRADE, AND DISPOSED OF AS DIRECTED BY THE OWNER.
3. NO STRUCTURES, DRIVEWAYS, ROADWAYS OR PARKING AREAS SHALL BE CONSTRUCTED OVER ANY PORTION OF THE PRIMARY OR RESERVE SEWAGE DISPOSAL SYSTEM.
4. NO COMPONENT OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED WITHIN 100 FEET OF ANY WELL, SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER PERMANENT BODY OF WATER. WHEN SYSTEM IS LOCATED IN COARSE GRAVEL OR UPGRADE AND IN GENERAL DRAIN PATH TO A WELL, THAT SYSTEM SHALL BE AT LEAST 200 FEET FROM WELL.
5. PRE–CAST CONCRETE STRUCTURES BY LHV PRECAST, INC., BUTTS CONCRETE PRODUCTS OR APPROVED EQUAL.
6. NO BASEMENT FIXTURES SHALL BE PERMITTED WITHOUT SPECIAL SEWAGE DESIGN.
7. RE–SEAL ALL PIPE PENETRATIONS THROUGH CONCRETE STRUCTURES WITH NON–SHRINK GROUT (I.E., SEPTIC TANK, D–BOX)
8. AN AS–BUILT PLAN OF ALL NEWLY INSTALLED SEWAGE DISPOSAL SYSTEM COMPLETE WITH DIMENSIONS AND OFFSETS SHALL BE PROVIDED TO THE DEP UPON COMPLETION OF CONSTRUCTION IF REQUIRED.
9. ALL TRENCHES TO BE INSTALLED PARALLEL TO CONTOURS.
10. PROPOSED SEPTIC SYSTEMS ARE INSTALLED GREATER THAN 100' FROM EXISTING WELLS.
11. 12" MAXIMUM COVER OVER SEPTIC TANKS AND DISTRIBUTION BOX OR PROVIDE RISERS.
12. THE OWNER OR CONTRACTOR WILL FULLY CONSTRUCT AND COMPLETE THE FACILITIES IN COMPLIANCE WITH THE ENGINEERING PLANS AND SPECIFICATIONS AS APPROVED.
13. THE OWNER OR CONTRACTOR WILL MAINTAIN THE CONSTRUCTION PERMIT ON FILE AND AGREES TO ABIDE AND CONFORM WITH ALL MANDATES CONTAINED WITHIN.
14. THE OWNER OR CONTRACTOR WILL MAINTAIN COMPLIANCE WITH CITY, VILLAGE OR TOWNSHIP ORDINANCES AND/OR REGULATIONS.
15. THE OWNER OR CONTRACTOR WILL CONTACT THE ENGINEER FOR A FINAL INSPECTION. THE ENGINEER WILL CERTIFY THE CONSTRUCTION TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IF THE FACILITIES ARE BUILT IN ACCORDANCE WITH THIS PLAN. CONSULT THE ENGINEER AS NECESSARY.
16. THE OWNER OR CONTRACTOR WILL CONTACT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR INSPECTIONS. THE SEWAGE DISPOSAL SYSTEM WILL BE INSPECTED BY AN AGENT OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO BACKFILLING.

GENERAL NOTES

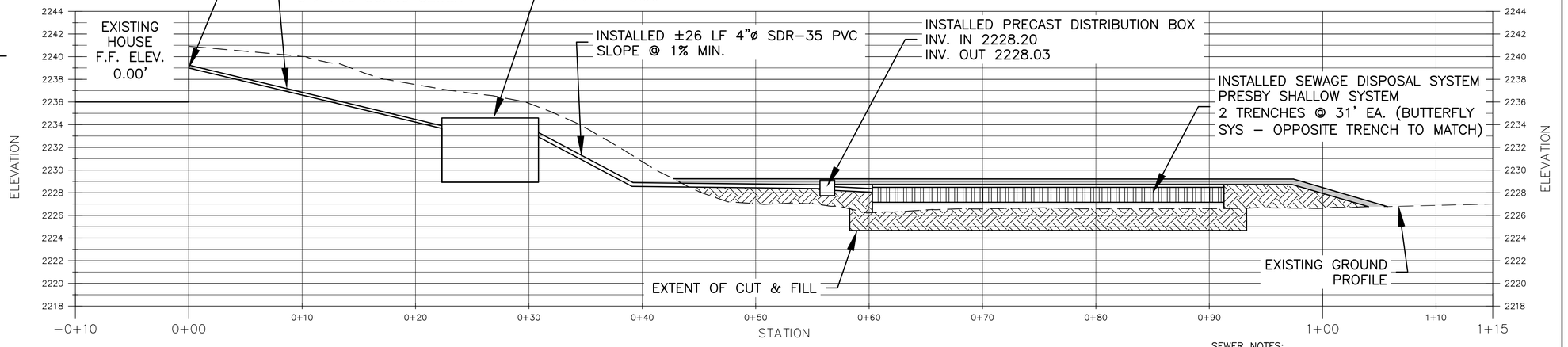
1. LOCATIONS OF TEST HOLES AND PERCOLATION HOLES ARE BASED ON FIELD MEASUREMENTS.
2. GARBAGE GRINDERS NOT ALLOWED FOR THIS DESIGN.

MINIMUM SETBACK REQUIREMENTS

SYSTEM COMPONENT	WELL	STREAM OR WATERCOURSE	DWELLING	PROPERTY LINE	DRAINAGE DITCH
*HOUSE SEWER	25'	25'	3'	10'	–
SEPTIC TANK	50'	50'	10'	10'	10'
LINE TO DIST BOX	50'	50'	10'	10'	10'
ABSORPTION FIELD	100'	100'	20'	10'	20'

*CAST IRON OR PVC WITH O–RING JOINTS

NOTE:
The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.



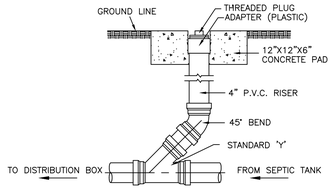
PRIMARY SHALLOW TRENCH SYSTEM PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

0 10 20 FEET

LEGEND

- 190 — CONTOURS (MAJOR)
- 191 — CONTOURS (MINOR)
- PL — PROPERTY LINE
- ADJOINER
- W — EXISTING WELL
- TP — TEST PIT
- PT — PERCOLATION TEST
- CO — PROPOSED CLEANOUT



CLEAN–OUT DETAIL

NOT TO SCALE

WATER NOTE:
1. INACTIVE WELL IS NOT CURRENTLY IN USE, NOR HAS BEEN USED HISTORICALLY.

AS–BUILTS

These as–built or record drawings have been prepared, in part, on the basis of information compiled and furnished by others. The engineer will not be responsible for any errors or omissions which have been incorporated into this document as a result.

SEWER NOTES:
1. LARGE STONE RETAINING WALL NOT SHOWN IN PROFILE. PROFILE SECTION TAKEN AT EXISTING BREAK IN RETAINING WALL.
2. 6'–0" OF FILL TO BE PLACED UP TO RETAINING WALL.
3. PROFILE SHOWN FOLLOWS PATH OF SEWER LINE.
4. SEE ELEVATION – PRESBY SHALLOW TRENCH SEWAGE DISPOSAL SYSTEM DETAIL ON SHEET 2.
5. EXISTING SEPTIC TANK, BAFFLES, AND RISERS ARE IN SATISFACTORY CONDITION PER SITE INSPECTION.
6. NOTE–ADDITIONAL FILL MATERIAL INSTALLED FOR LOWER TAPER DURING SYSTEM CONSTRUCTION.

SITE PLAN

Dig Safely. New York Call 811 before you dig

LICENSED LAND SURVEYOR
CHRISTOPHER J. ZELL
49629
STATE OF NEW YORK

LICENSED PROFESSIONAL ENGINEER
DEANNA M. LARIOS
098471
STATE OF NEW YORK

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

SEWAGE DISPOSAL SYSTEM REPLACEMENT
FOR
WARFIELD TRUST

TOWN OF MIDDLETOWN — DELAWARE COUNTY — NEW YORK

DATE	REVISION RECORD
11/24	ADD LOW VENT PIPE AND LABELS
10/6/24	DRAWING OF RECORD
	SYSTEM INSTALLED IN SUBSTANTIAL
	CONFORMANCE WITH PLAN

BRINNIER & LARIOS, P.C.
ENGINEERS & LAND SURVEYORS
67 MAIDEN LANE KINGSTON, N.Y.
Phone: 845–338–7622 Fax: 845–338–7660

SCALE: AS SHOWN | DATE: OCT. 2024 | DWG: KFH | CHK: AMD | SHEET NO.: 1 OF 2

Presby Environmental, Inc.

The Next Generation of Wastewater Treatment Technology

TECHNICAL BULLETIN

System Sand: Functions and Specifications

Abstract: *System Sand is a required component used in the installation of Advanced Enviro-Septic™(AES) and Enviro-Septic® (ES) Wastewater Treatment Systems (collectively referred to as "Enviro-Septic® technology"). This bulletin highlights the function of System Sand and elaborates on the manufacturer's specifications regarding the correct composition of materials to be used. An explanation of how to interpret a sieve analysis is also provided.*

At Presby Environmental, one of the product support services we offer is trouble-shooting assistance. A system assessment often includes obtaining samples of and analyzing the sand used during installation to determine whether it meets our specifications. (When doing so, it is our practice to take several samples from various locations in the system to account for variations within the bed due to settling.) The sand specimen is then submitted to a lab to perform a "sieve analysis" (also called a "particle size distribution report.") Our observations have led us to conclude that, even if the design is adequate and installation procedures correct, using the "wrong" sand can cause problems.

Our System Sand specs. have evolved over the years based on the results of these field inspections; we now recommend limiting the fines content to no more than 2%. The reason for this is that the fines (mostly silt and clay) settle to the bottom of the bed over time; if there is too much, the collected fines become a restrictive layer, interfering with the process of dispersing treated wastewater into the receiving soils. In extreme cases, this can even lead to "ponding" or even failure.

A coarse textured sand has larger pore spaces, facilitating airflow in and around the system; oxygen is essential because it supports the aerobic, bacterial processes that purify wastewater. Enviro-Septic® technology creates a living, breathing eco-system, and the System Sand works as the "lungs" of the system, providing a controlled intake of oxygen and a mechanism for releasing the gases produced as a by-product of bacterial digestion of wastes. In a system without venting, the correct System Sand is even more important, since oxygen has to be pulled through the ground and into the pipes.

System Sand of the specified consistency creates a capillary effect that encourages the movement of water away from the system; it also provides storage capacity for treated wastewater, allowing it to be released gradually and evenly into the underlying soils. However, too *coarse* of a material being used for System Sand can also have an adverse effect on treatment and system function, allowing the wastewater to pass through *too* quickly, faster than the underlying soil's capacity to accept it and too fast to receive optimal purification.

It is extremely difficult to just "look" at sand and determine whether it meets our specs., even for our own staff. The only way to be *certain* that the sand delivered to your site is suitable for System Sand is to request a sieve analysis from the supplier. The sieve analysis will typically include a graphical representation of the sample; often, the sample will be shown in comparison to an established spec. like ASTM C-33. The sieve analysis will contain other data, including a breakdown indicating the percentage of the sample that passes through (or is retained by) various size sieves. Keep in mind that sand samples taken from the very same gravel pit pile can vary due to the settling of fines to the bottom; an early sample from the top of the pile may differ significantly from a later sample at the bottom. In some states where sand is more difficult to obtain, it is acceptable to use "manufactured sand" for System Sand as long as it meets the particle size percentages noted in the table below.

As a reminder, while C-33 (fine aggregate) concrete sand is *close* to our specs., our limitation on the fines is more stringent, and we allow a greater amount of gravel content. The intended purpose of C-33 sand is for making concrete; keep in mind that what is acceptable for that purpose does not necessarily correspond with our requirements. C-33 allows up to 5% fines (silt and clay content) while System Sand is limited to 2% of these materials. (The percentage of fines content can be found on the sieve report table next to the #200 sieve.) System Sand can contain gravel materials with up to a 3/4 inch diameter, while C-33 requires no particles larger than 3/8 inch. Acceptable System Sand is readily available, but in order to get the "right" sand, it is important to be specific by providing your supplier with our written specifications. If you just ask for "septic sand," "washed sand," "C-33," or even "Presby Sand," you may or may not get the type of sand that is optimal for use with Enviro-Septic® technology. Suppliers routinely perform sieve analyses of their materials and, in our experience, most do not charge a fee in order to supply a copy of the report. The sieves used in PEI's System Sand specs. are 3/4 in., #10, #35 and #200. If you obtain a sieve analysis, but have any difficulty interpreting it, contact us and we will assist you.

System Sand is an important component of a properly functioning Advanced Enviro-Septic™ or Enviro-Septic® system. By enhancing the supply of oxygen and facilitating efficient dispersal, System Sand ensures system longevity and performance. Remember, a minimum of 6 inches of System Sand is required in every direction around all AES or ES pipes. Being encased in sand stabilizes the system, minimizing shifting of components during backfilling, as well as preventing settling over time because it is not subject to compaction; System Sand also protects the pipe by distributing the weight of the soil cover evenly.

System Sand should be "clean;" that is, it should not contain any organic materials such as grass, leaves, forest litter, topsoil, etc. No barrier materials should ever be used between System Sand and soil cover material. If you discover a system suffering from "wrong sand syndrome," keep in mind that AES and ES components can be re-used in the same location by removing the "bad" sand and reinstalling the system components with System Sand that meets our specs.

Presby Environmental System Sand Specifications

System Sand contains…	**PEI Specs %** (by weight)	Particle Size (metric)	Particle Size (inches)	Sieve # reference
GRAVEL (up to ¾ in.)	0 – 35%	2-76 mm	0.08-0.75 in. 5/64 –3/4 in.	Passes ¾ in. Retained #10
SAND (coarse & very coarse)	40 – 90% (the more, the better)	0.5-2.0 mm	0.0196-0.079 in. 1/64 – 5/64 in.	Passes #10, Retained #35
FINES (silt/clay)	No more than 2% (CRITICAL)	< .075 mm	< 0.0029 in.	Passes #200

IMPORTANT REMINDERS:

- System Sand is a clean, granular, coarse to very coarse sand, free of organics
- System Sand should contain less than 2% fines (clay and silt)
- System Sand extends a minimum of six (6) inches in every direction around the pipe
- We recommend confirming System Sand meets specs. by obtaining sieve analysis
- Manufactured sand is acceptable for System Sand provided it meets specs.

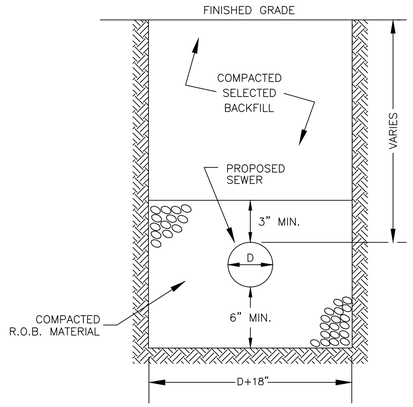
Prepared by:

Presby Environmental, Inc.
143 Airport Road
Whitefield, NH 03598
(800) 473-5298
info@presbyeco.com
www.PresbyEnvironmental.com

Dated: January, 2011

Sieve Analysis Interpretation Comparison of ASTM C-33 and Presby Environmental System Sand

Sieve Size	ASTM C-33 fine aggregate	AES and ES Specifications
3/4 inch		0% retained
3/8 inch	100% passing	"Gravel"
#4	95-100% passing	
#8	80-100% passing	
#10		< 35% retained
#16	50-85% passing	"Coarse to Very
#30	25-60% passing	Coarse Sand"
#35		40-90% retained
#40		
#50	5-30% passing	
#100	0-10% passing	
#200		"Fines" (silt & clay) < 2% MAX passes-CRITICAL



SEWER LINE TRENCH DETAIL
NOT TO SCALE

VENTING NOTE: GRAVITY SYSTEM VENT (EXISTING HOUSE WASTE VENT) TO BE USED IF FEASIBLE. SEE REMOTE VENTING NOTES AND DETAIL IF OWNER SELECTS REMOTE VENTING. MANIFOLD VENT PIPES AT LOW END OF AES TRENCHES AND PROVIDE INSECT SCREEN.

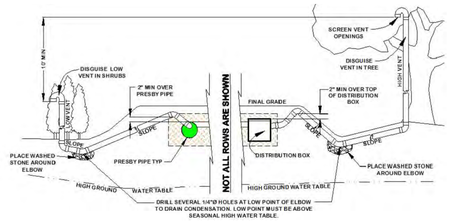
Gravity System Vent Location Notes:

- A low vent is installed at the end of the last row of each section or the end of the last row in a basic serial bed, or at the end of each row in a D-box distribution configuration system. A vent manifold may be used to connect the ends of multiple sections or rows.
- The house (roof) vent functions as the high vent as long as there are no restrictions or other vents between the low vent and the house (roof) vent.
- When the house (roof) vent functions as the high vent, there shall be a minimum of a 10 ft vertical differential between the low and high (roof) vent openings.

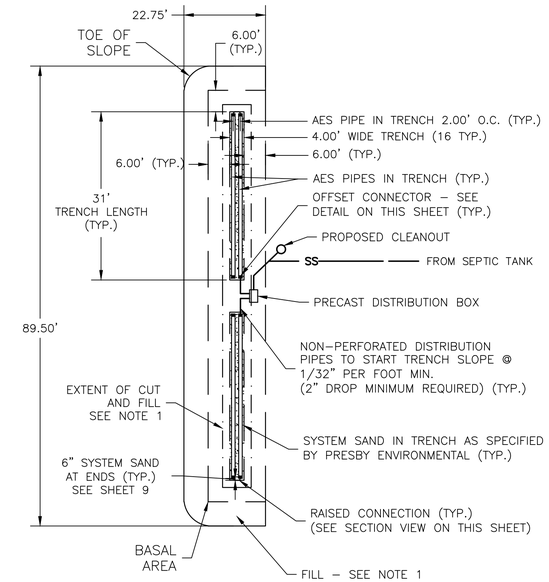
Remote Venting Notes:

If site conditions do not allow the vent pipe to slope toward the system, or the owner chooses to utilize remote venting for aesthetic reasons (causing the vent pipe not to slope toward the system), the low point of the vent line must be drilled creating several ¼ in holes to allow drainage of condensation. This procedure may only be used if the vent pipe connecting to the system has:

- A high point that is above the highest point of all AES pipes or the D-box (2 in minimum for each); and,
- A low point opened for drainage which is above the SHWT (see drawing below).



REMOTE VENTING DETAIL
NOT TO SCALE



NOTE: VENTS NOT SHOWN FOR CLARITY – SEE VENT PIPING DETAIL ON THIS SHEET.

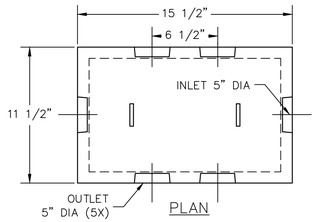
PLAN VIEW
NOT TO SCALE

DEEP TEST HOLE DATA

HOLE NUMBER	ITEM DEPTH	ITEM DESCRIPTION
TEST HOLE NO. 1 (LAWN)	0'-0" to 0'-6"	TOPSOIL
	0'-6" to 3'-6"	GRAVELLY CLAY LOAM w/ COBBLES
	NO GROUNDWATER, NO MOTTLING, BEDROCK at 3'-6"	
TEST HOLE NO. 2 (LAWN)	0'-0" to 0'-6"	TOPSOIL
	0'-6" to 2'-3"	GRAVELLY CLAY LOAM w/ COBBLES
	NO GROUNDWATER, NO MOTTLING, BEDROCK at 2'-3"	
TEST HOLE NO. 3 (WOODS/ROADSIDE)	0'-0" to 0'-6"	TOPSOIL/LEAF LITTER
	0'-6" to 2'-6"	CLAY LOAM w/ TRACE GRAVEL, COBBLES
	NO GROUNDWATER, NO MOTTLING, BEDROCK at 2'-6"	
TEST HOLE NO. 4 (WOODS/ROADSIDE)	0'-0" to 0'-4"	TOPSOIL/LEAF LITTER
	0'-4" to 2'-4"	CLAY LOAM w/ TRACE GRAVEL, COBBLES
	NO GROUNDWATER, NO MOTTLING, BEDROCK at 2'-4"	

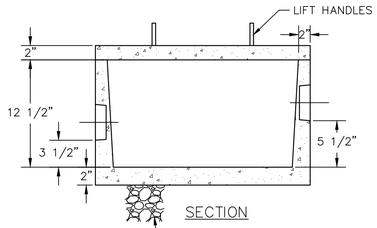
PERCOLATION TEST HOLE DATA

HOLE NUMBER	DEPTH	DESCRIPTION	STABILIZED PERCOLATION RATE
PERCOLATION TEST NO. 1	1'-0"	TOPSOIL AND GRAVELLY CLAY LOAM	1 MINUTES/INCH
PERCOLATION TEST NO. 2	1'-0"	TOPSOIL/LEAF LITTER AND CLAY LOAM w/TRACE GRAVEL	19 MINUTES/INCH



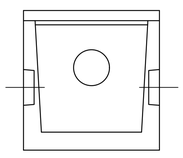
PLAN

NOTES:
1. INLET AND OUTLETS ARE KNOCKOUTS.
2. WEIGHTS:
   BOX: 256 LBS
   TOP: 53 LBS
3. USE A SCREW DRIVER, KEY OR STICK TO REMOVE KNOCKOUT WEB, DO NOT USE KNIFE IT MAT DAMAGE THE INTEGRITY OF THE SEAL. THE KNOCKOUT WEB SHOULD ONLY BE REMOVED WHEN YOU ARE READY TO INSTALL THE PIPE.



SECTION

STEEL REINFORCEMENT– ASTM–A–615–68 GRADE 40, 1" MINIMUM COVER
CONCRETE TO TEST 4000PSI AT 28 DAYS



ELEVATION

5–WAY DISTRIBUTION BOX DETAIL
NOT TO SCALE

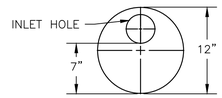
PRODUCT: DISTRIBUTION BOX 5 WAY

540
Ulster landing Road
Kingston, NY 12401
Tel: (845) 336-8880
Fax:(845) 336-8962

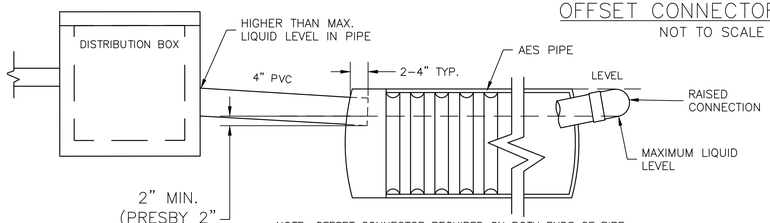
L H V PRECAST INCORPORATED

PURVEYORS of QUALITY PRECAST CONCRETE CUSTOM & STANDARD FABRICATION

lhvprecast@worldnet.att.net
www.lhvprecast.com



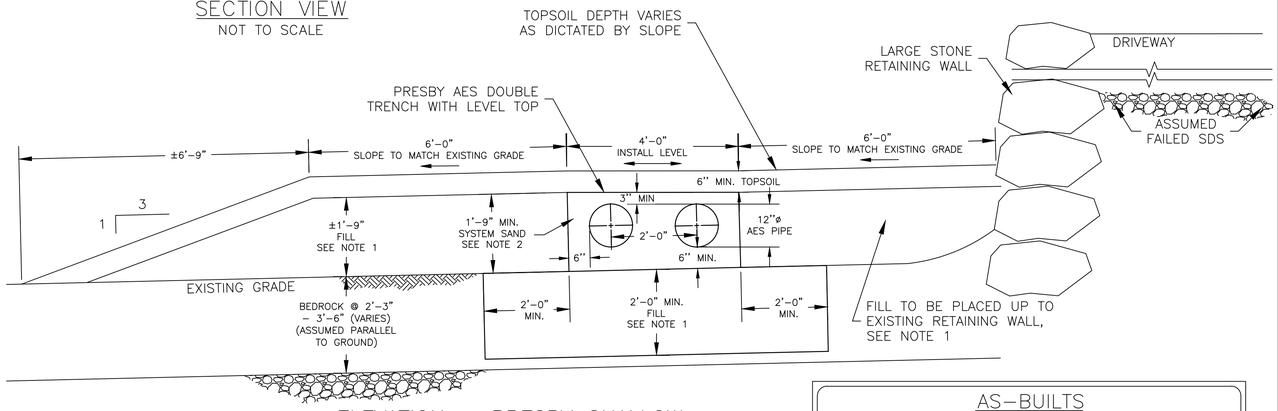
OFFSET CONNECTOR DETAIL
NOT TO SCALE



NOTE: OFFSET CONNECTOR REQUIRED ON BOTH ENDS OF PIPE.

SECTION VIEW
NOT TO SCALE

NOTES:
1. FILL FOR SHALLOW TRENCH DESIGN TO BE RUN OF BANK SAND AND GRAVEL WITH STABILIZED PERCOLATION RATE 8–10 MIN/INCH.
2. SYSTEM SAND TO BE AS AS SPECIFIED BY PRESBY ENVIRONMENTAL, SEE PRESBY SYSTEM SAND SPECIFICATIONS ON THIS SHEET.



ELEVATION – PRESBY SHALLOW TRENCH SEWAGE DISPOSAL SYSTEM
NOT TO SCALE

AS–BUILTS

These as–built or record drawings have been prepared, in part, on the basis of information compiled and furnished by others. The engineer will not be responsible for any errors or omissions which have been incorporated into this document as a result.

DETAILS

Dig Safely. New York Call811 before you dig

LICENSED LAND SURVEYOR — CHRISTOPHER J. ZEE — 49629 — STATE OF NEW YORK

LICENSED PROFESSIONAL ENGINEER — SEANS M. LARIOS — 085417 — STATE OF NEW YORK

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

SEWAGE DISPOSAL SYSTEM REPLACEMENT
FOR
WARFIELD TRUST

TOWN OF MIDDLETOWN — DELAWARE COUNTY — NEW YORK

DATE	REVISION RECORD
10/6/24	DRAWING OF RECORD
	SYSTEM INSTALLED IN SUBSTANTIAL CONFORMANCE WITH PLAN

BRINNIER & LARIOS, P.C.
ENGINEERS & LAND SURVEYORS
67 MAIDEN LANE KINGSTON, N.Y.
Phone: 845–338–7622 Fax: 845–338–7660

SCALE: AS SHOWN | DATE: OCT. 2024 | DWG: WFP | CHK: AMD | SHEET NO.: 2 OF 2

Steven Zerega Additional Cost:

Expanded Septic Program

Address: 60 Bell Hill Rd., Windham, NY 12496
Town: Windham
Engineer: Christopher DiChiaro, P.E.
Contractor: L&L Earthworx, LLC.

This project was previously approved for $91,222.53. During construction the contractor encountered bedrock at all three tank locations. To save cost, they were able to raise tank elevations. 48 c.y. of random fill material with 2 hours of extra haul time was utilized to cover them. An additional septic line from a separate apartment was encountered during excavation for one of the tanks. 27 l.f. of four-inch pipe, fittings and an additional clean out were necessary to make the connection. The contractor has requested $3,117.10 for additional work. This amount appears to be reasonable and justified. Therefore, we are requesting that the Septic Committee recommend to the Board of Directors that they accept this reimbursement request of $3,117.10 for a total project cost of $94,339.63.











Jennnifer Healey Second Time Repair: The property is in the Town of Walton, SBL: 296-1-11. This project was paid for in 2016 under our Priority 9 Program. Sewage is surfacing in the yard in the absorption field area. Exploratory work needs to be done to determine the extent of repair needed with the possibility of replacing it. The homeowner had maintenance pump outs done in 2022 and 2026.

Peg Merrill Second Time Repair: The property is in the Town of Hamden, SBL: 211-1-10.11. This project was paid for in 2010 under our Priority 7 Program. It was approved for a second time repair in 2024 for a pump replacement. A new pump was installed at that time. There are issues with the system again. Part of the pipe from the house to the septic tank runs above ground beneath a deck. It is unevenly pitched and causes slow drains. It froze last winter. The pipe needs to be replaced and buried. The pump alarm rings intermittently. It needs to be diagnosed and necessary components replaced. The homeowner had a maintenance pump out in 2024.

John Rolland Second Time Repair: The property is in the Town of Delhi, SBL: 172-1-22. This project was paid for in 2016 under our Priority 9 Program. The pipe from the house to the septic tank had to be replaced. A cleanout and riser were installed. The homeowner claims to have had two maintenance pump outs done. We have none on record.

Septic Maintenance: Mitchell Hull will update the committee.

Septic Cluster: No Report

Septic Update: Mitchell Hull will address the latest Septic Update.

Other:

September 20, 2026

Catskill Watershed Corporation
Attn: President and Board of Directors
669 County Highway 38, Suite 1
Arkville, NY 12406

Re: Formal Appeal Under Article 2-A §2:01:10
CWC Project ID: 58617
Property: 588 Cozy Hollow Rd., Prattsville, NY 12468

Dear President Tina Mole and Members of the CWC Board of Directors:

I am writing to formally appeal the determination that my septic system is not eligible for a second CWC-funded repair and that the circumstances do not qualify as "unique circumstances."

I respectfully request that the CWC Board review this determination pursuant to **§2:01:10, Appeals Process, of the CWC Septic System Rehabilitation and Replacement Program Rules (Article 2-A)** and reconsider the decision in light of the documented condition of the system, its unusual history, and the specific provisions of Article 2-A concerning site-specific repairs and special circumstances.

1. The current system is demonstrably failing

The CWC field inspection conducted on September 10, 2026, documented significant evidence that the existing system is not functioning properly.

The field report identifies the system as a two-pod peat system installed in 2020. It specifically documents that the area around the top of the pods was wet, including a large wet spot on the driveway side of the mound. More importantly, the inspection chamber was approximately three-quarters full of water, which the report states indicated that water was not leaching out properly.

The inspection was attended by CWC staff, the engineer, DEP, the applicant, and the contractor, providing a substantial opportunity to evaluate the actual condition of the system.

Accordingly, this is not a request based on a speculative or anticipated problem. The current inspection documents an actual hydraulic problem with the system.

2. The system has had an unusual history from the beginning

The peat pod system was installed in August 2020 at a CWC-funded cost of **$29,699.53**.

Only a few months later, in December 2020, the system flooded following snowmelt and heavy rainfall. Because of the site's water conditions, a curtain drain was subsequently installed in August 2021 at an additional CWC-funded cost of **$6,556.66**.

RECEIVED
SEP 24 2026

The total CWC-funded investment in the system and subsequent corrective work therefore amounts to **$36,256.19.**

The property also had a failed percolation test before the original installation, demonstrating that the site presented significant soil and drainage limitations from the outset.

This history is important because the current problem cannot reasonably be viewed as an ordinary situation involving a relatively new septic system that simply requires routine maintenance. The system experienced serious water-related problems shortly after installation, required an additional engineered drainage measure, and is now exhibiting documented evidence that water is not leaving the peat pods properly.

During the September 10, 2026 inspection, CWC Septic Program Specialist **Kyle Faraci** also stated that **"we have never had to deal with this before."** That statement is consistent with the unusual history and circumstances surrounding this system.

3. Article 2-A expressly provides for site-specific engineering solutions

The Article 2-A rules do not appear to contemplate that the age of a system should automatically end the analysis where an existing system is experiencing documented failure.

Section **2:02:01, System Standards**, provides that the Septic Program is intended to determine whether a system should be rehabilitated, upgraded, or replaced and what repair, upgrade, or replacement is appropriate. Where full compliance is not feasible or practicable, the rules call for the system to be upgraded based upon **"best professional judgment"** to the extent feasible, while protecting public health, safety, and the environment.

The Article 2-A **Site Analysis and Repair Guidelines** likewise address circumstances involving high groundwater and hydraulic problems. Where high groundwater is the reason for an inadequate system, the guidelines specifically contemplate installation of a curtain drain to lower the water table sufficiently to achieve the required groundwater separation. The guidelines also address situations involving partial hydraulic failure by calling for evaluation of the cause and consideration of site-specific corrective measures, including evaluation of the soils and absorption area and possible reconfiguration or relocation where appropriate.

This is particularly significant here because a curtain drain was, in fact, installed at this property following the system's early flooding problems, yet the system is now again exhibiting evidence of inadequate drainage.

4. The "unique circumstances" determination warrants Board review

The September 10, 2026 field report states:

"System does not meet standards for second time repair by CWC, system is not 10 years old and does not constitute unique circumstances as per executive director. Homeowners are welcome to appeal the ruling."

I respectfully request that the Board identify the specific Article 2-A provision or technical standard upon which the determination that this system does not qualify for a second repair is based.

The field report does not identify the specific provision establishing the applicable "second time repair" standard, nor does it explain why the documented circumstances do not qualify as unique or special circumstances.

That distinction is important because **§2:01:10 expressly provides an appeal mechanism under which the Board may reverse a denial where special circumstances warrant eligibility or reimbursement.**

The circumstances here are extraordinary:

- The original septic system was installed in 2020.
- The property had previously failed a percolation test.
- The system flooded within months of installation.
- A curtain drain was subsequently installed as additional corrective work.
- The current system is again experiencing significant water-related problems.
- The September 10, 2026 inspection documented wet conditions around the pods.
- The inspection chamber was approximately three-quarters full of water.
- The field report states that the water was not leaching out properly.
- The CWC-funded investment in the original system and curtain drain totals $36,256.19.
- Multiple parties, including CWC staff, an engineer, DEP, the applicant, and the contractor, participated in the current inspection.
- CWC's own Septic Program Specialist indicated during the inspection that this was a situation CWC had never previously had to deal with.

Taken together, these facts provide substantial grounds for the Board to reconsider whether this situation falls within the "unique circumstances" or "special circumstances" provisions of Article 2-A.

5. I am not asking CWC to disregard its standards

I am not requesting that CWC waive applicable health, environmental, engineering, or NYCDEP requirements.

Rather, I am requesting that CWC apply its own rules to determine what **site-specific corrective measure** is appropriate for this unusual failure.

If the existing peat pod configuration cannot be effectively repaired, I ask that CWC, its engineer, and the appropriate agencies evaluate whether an alternative rehabilitation, upgrade, reconfiguration, or replacement can be designed that satisfies the applicable standards.

The Article 2-A rules specifically recognize that repair decisions should be tailored to the particular site and based upon professional judgment. This property presents precisely the type of

unusual site history that warrants such an evaluation rather than an automatic denial based solely on the age of the system.

6. Requested relief

For these reasons, I respectfully request that the CWC Board:

1. **Accept this letter as a formal appeal under Article 2-A §2:01:10;**
2. **Reverse or reconsider the determination that the property is categorically ineligible for a second CWC-funded repair;**
3. **Determine that the documented history and present condition constitute unique and/or special circumstances warranting further consideration under Article 2-A;**
4. **Identify the specific Article 2-A provision or technical standard relied upon in determining that a second repair is not permitted;**
5. **Direct that the current hydraulic failure be evaluated on a site-specific engineering basis, including the cause of the water accumulation and the failure of the system to properly leach; and**
6. **Consider funding an appropriate engineered rehabilitation, upgrade, reconfiguration, or replacement to the extent permitted by the CWC program and applicable NYCDEP requirements.**

I respectfully ask the Board not to treat the age of the system as dispositive without considering the extraordinary circumstances surrounding this particular property and the documented evidence that the current system is not functioning properly.

The purpose of the CWC Septic Program is to address failing or likely-to-fail septic systems and to protect public health and water quality. The current inspection establishes that this system has a significant functional problem. I therefore believe the appropriate response is to determine what feasible, professionally engineered solution can correct that problem—not simply to conclude that no further assistance is possible because the system is less than ten years old.

I appreciate the Board's consideration of this appeal and respectfully request a written determination explaining the basis for its decision.

Sincerely,

Jeffrey Breigle
588 Cozy Hollow Rd.
Prattsville, NY 12468

CWC Project ID: 58617

Praetorius and Conrad, P.C.

Professional Engineering and Land Surveying
Established 1981

Richard J. Praetorius, P.E.
Thomas W. Conrad, L.S.
Jeffrey A. Hogan, P.E.
Bruce D. Utter, P.E.
Khattar I. Elmassalemah, P.E.
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Saugerties, New York 12477

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Fax: (845) 246-3691
www.praecon.com

17 September 2026

Jeffrey & Switlana Breigle
588 Cozy Hollow Road
Prattsville, New York 12468

SUBJECT: **SEWAGE DISPOSAL SYSTEM**, 588 COZY HOLLOW ROAD, TOWN OF PRATTSVILLE, GREENE COUNTY, NEW YORK - TAX MAP PARCEL 58.00-3-18 -- OUR JOB NO.: D19-223

Dear Mr. & Mrs. Breigle:

Pursuant to your request, our office visited the **SUBJECT** project site on 10 September 2026 to examine the replacement sewage disposal system that was constructed in August of 2020.

Our office observed an area on the ground surface that was wet near the constructed peat biofilter units installed. Our office also observed the water level in the peat biofilter inspection port, which visually appeared to be at a similar elevation to the wet area on the ground.

Based on what we could visually examine and our previous knowledge of the project site, our office suspects the replacement sewage disposal system is experiencing something known as "perched mounding". Perched mounding is caused when the vertical movement or flow of water is prevented; therefore, water accumulates and eventually will surface.

The vertical movement of water is severely restricted in the existing soil found on your site. The percolation test completed for the initial site investigation showed there was no soil percolation. The water level in the percolation test did not move during the first 1 hour test run. This is what I would consider a "unique circumstance". We would typically see some type of movement during the first 1 hour test run, even if it was only a drop of 1/8 of an inch or a percolation rate of 1" per 8 hours.

Based on the percolation rate, we selected a treatment option that had a very high effluent quality, and we improved the site by bringing in a minimum of 24" of sandy loam fill material. It was anticipated that the highly treated effluent water would eventually pass through the fill material and leach out onto the surface of the existing ground below the septic system, since it could not pass through the existing soil. Over time the treated effluent water has been accumulating under the sewage disposal system faster than it has been able to leach out or evaporate.

To fix this condition and restore the sewage disposal system's ability to function properly, our office recommends installing a curtain drain on one or both sides of the sewage disposal system that runs along the edge of the sandy loam fill material installed. This will improve the ability of the highly treated effluent water to drain out from below the sewage disposal system; thereby lowering the level of the perched water table and restoring the ability of the sewage system to function as intended.

If you have any questions or require any additional information, please feel free to contact me.

Respectfully submitted,

PRAETORIUS AND CONRAD, P.C.

Bruce D. Utter, P.E.
Vice President

Enclosures
cc: Greg Rappleyea- Contractor

CATSKILL WATERSHED CORPORATION

SEPTIC REHABILITATION AND REPLACEMENT PROGRAM

SEPTIC COMMITTEE MEMORANDUM

PURPOSE

CWC Staff is proposing an amendment to the Septic Rehabilitation and Repair Program Rules to establish a construction contingency for approved septic rehabilitation and repair projects.

The purpose of the contingency is to provide a limited amount of administrative flexibility when unforeseen construction conditions are encountered after a project has received approval based upon an approved contractor quote.

CWC has experienced projects where conditions are discovered during construction that could not reasonably have been identified or quantified prior to construction. Examples may include rock encountered at the site, water/drainage issues, unexpected tree removal, unmarked utilities, or other necessary field conditions.

Under the current process, additional eligible construction costs typically require the project to return to the Septic Committee and CWC Board for approval. This can delay construction, extend the overall project lifecycle, and create additional administrative work for the applicant, contractor, engineer, and CWC.

The proposed contingency would allow CWC staff to address qualifying unforeseen construction costs within a defined percentage of the approved construction quote without requiring individual Board approval for each occurrence.

PROPOSED CONTINGENCY

CWC Staff proposes establishing a construction contingency equal to ten percent (10%) of the approved construction quote up to ten thousand dollars ($10,000) for each eligible septic rehabilitation and repair project.

The contingency would be established at the time the contractor quote is approved.

The contingency would not represent an automatic increase to the contractor’s approved contract amount or an automatic increase in funding. Rather, it would establish a maximum amount that CWC staff could authorize for qualifying unforeseen construction costs encountered during completion of the approved project.

USE OF CONTINGENCY

Contingency funds would be limited to unforeseen construction conditions encountered in the field that are necessary to complete the approved septic rehabilitation or repair project.

Potential examples include:

- Rock encountered during excavation that requires additional excavation, hammering, or removal;
- Unexpected tree or root removal necessary to complete the approved system;
- Unforeseen unsuitable soil or subsurface conditions requiring additional construction work;
- Additional excavation or site work required due to actual field conditions; or
- Other necessary and reasonable construction costs resulting from unforeseen field conditions.

The contingency would apply solely to additional construction costs associated with unforeseen conditions encountered during construction.

LIMITATIONS AND CONTROLS

The proposed amendment would establish the following controls:

1. **Limited Scope**
   Contingency funds may only be used for unforeseen construction conditions necessary to complete the approved septic rehabilitation or repair project.

2. **Defined Amount**
   The contingency would be limited to ten percent (10%) of the approved construction quote.

3. **Reasonable and Necessary Costs**
   CWC staff must determine that the additional construction work and associated costs are reasonable and necessary.

4. **Documentation**
   The contractor and engineer would be required to document the unforeseen condition, the additional work required, and the associated cost.

5. **Approved Project Scope**
   The contingency would not be used to expand the approved project scope or provide discretionary improvements.

6. **NYCDEP Requirements**
   Any work requiring NYCDEP review or approval would remain subject to all applicable NYCDEP requirements.

7. **Costs Exceeding Contingency**
   If qualifying unforeseen construction costs exceed the remaining contingency, the additional amount would continue to require Septic Committee and/or Board consideration and approval under the existing process.

BENEFIT TO THE PROGRAM

The proposed contingency is intended to address a recurring administrative and construction issue while maintaining appropriate financial controls.

Providing staff with limited authority to address unforeseen construction conditions would allow contractors to proceed with necessary work without waiting for the next Septic Committee or Board meeting when the additional cost falls within the established contingency.

This should help:

- Reduce construction delays;
- Prevent unnecessary extensions to project completion deadlines;
- Reduce the number of projects returning to the Committee and Board for relatively limited additional construction costs;
- Allow necessary field conditions to be addressed while the contractor is actively mobilized on the project; and
- Provide a more predictable process for applicants, contractors, engineers, and CWC staff.

The proposed contingency does not eliminate Committee or Board oversight. Rather, it establishes a defined administrative threshold for addressing unforeseen construction conditions while retaining Committee and Board review for costs that exceed the established contingency.

CATSKILL WATERSHED CORPORATION

SEPTIC PROGRAM ADVISORY COMMITTEE

MEMORANDUM AND PROPOSED RESOLUTION

PURPOSE

CWC staff recommends establishing a streamlined administrative approval process for certain minor septic system repairs performed under the **CWC Septic R+R Contract** when the total eligible cost of the repair is **$5,000 or less**.

The purpose of this amendment is to allow routine, limited-scope septic system repairs to be reviewed and approved by CWC staff without requiring each individual repair to be brought before the CWC Board of Directors.

RATIONALE

The proposed administrative approval process would apply only to the following items currently identified in the Contract:

1. **Replace Pumps**
2. **Replace Fuses/Wiring/Control Panels/Junction Boxes/Floats/Float Brackets/etc.**
3. **Wiring from Junction Box to Pump**
4. **Replace Corroded Junction Box**
5. **Other Minor Electrical Repairs**
6. **Float Rack**
7. **Replace Post for Pump Control Box**
8. **Labor for Any of the Foregoing**

These items generally represent discrete component repairs necessary to maintain the proper operation of an existing septic system. Establishing a $5,000 administrative threshold would allow CWC to address these relatively minor repairs efficiently while maintaining appropriate program oversight.

PROPOSED SAFEGUARDS

The streamlined process would not eliminate CWC review or the existing requirements of the Septic Contract. To qualify for administrative approval:

- The repair must be limited to one or more of the eight eligible Contract items identified above;
- The total eligible cost must be **$5,000 or less**, including associated labor;

- CWC staff must determine that the repair and associated costs are reasonable and necessary;
- The property owner must provide documentation demonstrating that the septic tank has been pumped at intervals consistent with the **CWC-established pump-out schedule applicable to the size of the septic tank**;
- Required CWC and NYCDEP notifications, approvals, inspections, and other applicable requirements must continue to be satisfied; and
- CWC will maintain documentation of the repairs approved through the streamlined process.

The maintenance requirement provides an additional safeguard by establishing that funding for these routine component repairs is available to property owners who have demonstrated appropriate ongoing maintenance of their septic system.

PROPOSED ADVISORY COMMITTEE RESOLUTION

WHEREAS, the CWC identifies certain minor septic system repairs as eligible costs necessary to assure the normal useful life of a septic system; and

WHEREAS, these repairs are generally limited in scope and are necessary to maintain or restore the normal operation of an existing septic system; and

WHEREAS, requiring individual CWC Board review of routine repairs costing $5,000 or less may create an administrative burden disproportionate to the scope and cost of such repairs; and

WHEREAS, CWC can maintain appropriate program oversight by requiring documentation of proper septic tank maintenance, determining the necessity and reasonableness of proposed repairs and costs, and maintaining records of repairs approved under the streamlined process;