Catskill Watershed Corporation

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

Tel: (845) 586 -1400
Fax: (845) 586 -1401
Website: www.cwconline.org

EMAIL COVER SHEET

To: **WASTEWATER COMMITTEE**

ATTN:

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

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

SUBJECT: WASTEWATER COMMITTEE MEETING NOTICE
DATE: Tuesday, December 1, 2026
TIME: START: 9 AM
LOCATION: Catskill Watershed Corporation Building

Additional Instructions:

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

NOTICE OF PRIVILEGE AND CONFIDENTIALITY

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CATSKILL WATERSHED CORPORATION
Wastewater / Stormwater Committee Agenda
Tuesday, December 1, 2026 @ 9:00AM

I. Call to Order
II. Review minutes of October 6, 2026, meeting
III. Wastewater / Stormwater

1. Community Wastewater Management Program

General Project Updates:

CWMP III
Shokan

2. Future Stormwater Program

Allan Yarmulnik - Magic Peak Ventures, LLC
Program: FSW
Address: 618 & 628 County Route 21, Windham, NY 12496
Engineer: Katterskill Associates
Parcel Tax ID: 46.00-2-11, 61.00-5-31
Design Costs: $26,967.75

Project Description:
On October 8, 2025, NYC DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Allan Yarmulnik located in Windham, Greene County, NY. Review and approval of the SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC General Permit.

The project consists of a seven-lot subdivision, six proposed single family residential lots, and one existing single family residential lot. The proposed development will include construction of a 2,100± foot access road, septic's, private wells, driveways, and single-family house construction.

The stormwater design proposed at the site includes silt fence, culverts, drainage ditches with check dams, and hydroseeding.

Allan Yarmulnik applied on September 22, 2026, representing design costs. The design cost is Twenty-Six Thousand Nine Hundred Sixty-Seven Dollars and Seventy-Five Cents ($26,967.75). The applicant has elected for 50% reimbursement of the eligible amount or Thirteen Thousand Four Hundred Eighty-Three Dollars and Eighty-Eight Cents ($13,483.88), which will come from the CWC Future Stormwater Program.

The CWC recommends reimbursement of up to Thirteen Thousand Four Hundred Eighty-Three Dollars and Eighty-Eight Cents ($13,483.88) from the Future Stormwater Program to Allan Yarmulnik for the design of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed $13,483.88

Pine Hill Terrace LLC
Program: FSW / MOA-145
Address: 32-76 Pine Hill Terrace, Phoebe Lane, Delhi, NY 13753
Engineer: Headwaters Engineering PLLC
Contractor: Clark Companies
Parcel Tax ID: 149.15-1-2.113
Construction Costs: $304,181.00
Total Project Cost: $304,181.00

Project Description:
On March 31, 2026, NYC DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Pine Hill Terrace LLC located in Delhi, Delaware County, NY. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC General Permit.

The proposed project will consist of three two-story apartment buildings, an asphalt driveway with access from Phoebe Lane, asphalt and gravel parking areas, and associated utilities for water, wastewater, and stormwater connections and systems.

The project will utilize erosion and sediment controls, storm sewers with gutter connections, swales, culverts, flow spreaders, filter strips, and two large bioretention basins.

Pine Hill Terrace LLC submitted an application on October 27, 2026, representing construction costs. CWC added a 15% contingency to the request bringing the total to Three Hundred Forty-Nine Thousand Eight Hundred Eight Dollars and Fifteen Cents ($349,808.15). The applicant has elected for 50% reimbursement of the eligible amount and is a small business therefore half of the costs will come from the CWC Future Stormwater Program and half from the MOA 145 Program, or Eighty-Seven Thousand Four Hundred Fifty-Two Dollars and Four Cents ($87,452.04) from each program.

The CWC recommends reimbursement of up to Eighty-Seven Thousand Four Hundred Fifty-Two Dollars and Four Cents ($87,452.04) from both the Future Stormwater Program and the MOA-145 Program to Pine Hill Terrace LLC for the construction of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed $87,452.04
Recommended MOA-145 Funding Request not to exceed $87,452.04

27 Anchor Camp Road LLC – James Morzillo
Program: FSW / MOA-145
Address: 27 Anchor Camp Road, Windham, NY 12496
Engineer: Katterskill Engineering
Contractor: S.P.E.H – Windham Equipment Rental
Parcel Tax ID: 79.00-6-10
Design Costs: $6,890.15
Construction Costs: $3,095.00
Total Project Cost: $9,985.15

Project Description:
On June 18, 2021, NYC DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for 27 Anchor Camp Road LLC, located in Windham, Greene County, NY. Review and approval of a SWPPP to meet

Watershed Regulations was required by NYC DEP. Coverage under the NYS DEC General Permit was not required.

The project consisted of the construction of a single-family home. Stormwater components necessary to obtain DEP approval for the project included two rain gardens and associated plantings,

27 Anchor Camp Road LLC submitted an application on October 17, 2026, representing design and construction costs. The total request is Nine Thousand Nine Hundred Eighty-Five Dollars and Fifteen Cents ($9,985.15). The applicant has elected for 100% reimbursement of the eligible amount. 27 Anchor Camp Road LLC is considered a small business therefore half of the costs will come from the CWC Future Stormwater Program and half from the MOA 145 Program, or Four Thousand Nine Hundred Ninety-Two Dollars and Fifty-Eight Cents ($4,992.58) from each program.

The CWC recommends reimbursement of up to Four Thousand Nine Hundred Ninety-Two Dollars and Fifty-Eight Cents ($4,992.58) from both the Future Stormwater Program and the MOA-145 Program to 27 Anchor Camp Road LLC for the design and construction of implementing a SWPPP required by NYC Watershed Regulations.

Recommended Future Stormwater Funding Request not to exceed $4,992.58
Recommended MOA-145 Funding Request not to exceed $4,992.58

Jomo Revocable Trust, Kirt C and Patricia C - Kurt Jomo
Program: FSW
Address: 35 Cranberry Road, Tannersville, NY 12485
Engineer: David Rider P.E., PLLC
Contractor: Highmark Builders LLC
Parcel Tax ID: 166.00-7-12
Design Costs: $19,295.20
Construction Costs: $273,912.07
Total Project Cost: $293,207.27

Project Description:
On September 30, 2025, NYC DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Kurt Jomo located in Tannersville, Greene County, NY. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC General Permit.

The proposed improvements include the construction of a residential house site, driveway, and associated infrastructure on the 5.6-acre parcel. The proposed stormwater improvements include all erosion and sediment controls, vegetated swales, gutters, and collection trenches directed at a 3,000 sq.ft bioretention basin.

Kurt Jomo submitted an application on October 26, 2026, representing design and construction costs. CWC added a 15% contingency to the request bringing the total to Three Hundred Thirty-Seven Thousand One Hundred Eighty-Eight Dollars and Thirty-Six Cents ($337,188.36). The applicant has elected for 50% reimbursement of the eligible amount or One Hundred Sixty-Eight Thousand Five Hundred Ninety-Four Dollars and Eighteen Cents ($168,594.18), which will come from the CWC Future Stormwater Program.

The CWC recommends reimbursement of up to One Hundred Sixty-Eight Thousand Five Hundred Ninety-Four Dollars and Eighteen Cents ($168,594.18) from the Future Stormwater Program to Kurt Jomo for the

design and construction of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed $168,594.18

3. Stormwater Retrofit Program

No new applications

4. Local Flood Hazard Mitigation:

Property Owner:
Contact Person:
Address:
LFA Recommendation:
Property Category:
Phase:

Project Description:

5. Other:

IV. Next meeting scheduled for Tuesday, January 5, 2027 @ 9:00AM

V. Adjournment

Catskill Watershed Corporation

Stormwater Committee Meeting

Draft Minutes

November 3, 2026

Attendees: James Sofranko (Director), Joseph Cetta (Director), Tina Mole (Director), John Kosier (Director), Jeff Senterman (Director), Christopher Mathews (Director), Allen Hinkley (Director), Karen Stainbrook (NYSDEC), Shilo Williams (DEP).

Others: Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Eric Lane (CWC), Lindsay Ballard (CWC), Donald Brown (CWC), Jim Martin (CWC), Jessica Fiedler (CWC), Gemma Young (CWC), Zach Baldwin-Way (CWC), Brian Sullivan (CWC), Jim Martin (CWC), Renee Alexander (CWC), Barbara Puglisi (CWC), Lynn Kavanagh (CWC), Innes Kasanof (Director), Rich Parete (Director), Alicia Terry (Director), Tom Hoyt (Director), George Haynes (Director), James Ellis (Director), Allen Hinkley (Director), John Schwartz (DEP), Pat Palmer (NYSDOH), Mike Maloney (NYSDOH), Lindsay Drew (NYSDOS), Kristina Gutchess (NYSDEC), Via Zoom; Ken Kosinski (CWC), Nick Carbone (Watershed Affairs Coordinator).

The meeting was called to order by Jim Sofranko at 9:04 AM.

I. Review minutes from October 6, 2026, meeting. Minutes approved as written by a motion from Joe Cetta and seconded by Allen Hinkley, Motion carried.

1. Community Wastewater Management Program

General Project Updates:

Shokan- Jason Merwin reported that to date, 395 lateral agreements have been signed and construction is well underway.

2. Future Stormwater Program

Racheal reported that no applications were received in time for this month's meeting, but several were expected for next month.

3. Stormwater Retrofit Program

Racheal reported that no applications were received.

4. **Local Flood Hazard Mitigation**

Property Owner: Miranda Morrison
Contact Person: Miranda Morrison
Address: 33-39 Grubman Rd, Chichester, NY 12416
Project Category: Emergency Stream Debris Removal
Project Description:

Miranda Morrison of 33-39 Grubman Rd, Chichester, NY is requesting an amount of funding in the amount of $9,500.00 for the removal of flood debris from the Stoney Clove Creek below her house. The debris accumulation is approximately 400 feet upstream of the Grubman Rd. Bridge and is also a threat to nearby Route 214. CWC staff have been on site with DEP, Ulster County soil and water as well as the Ashokan Stream Program.

CWC staff recommends funding in the amount not to exceed $9,500.00 to Miranda Morrison for the removal of stream debris near her home on Grubman Rd.

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

1. Stormwater Funding Restrictions

Jason Merwin explained to the Committee that the Future Stormwater Program that provides reimbursement for NYCDEP stormwater regulation requirements will very likely shut down to new applications before the next FAD is in place. He continued that CWC expects to present 4 applications next month and estimates that approximately $6 million in applications could come in with less than $2 million remaining. Jason concluded that whoever submits the applications first will get funding and others will not.

Jason continued that this is one of the foundational programs developed in the MOA. Local communities agreed to stricter regulations to keep the City's water clean, in exchange for funding to offset the costs. Not funding this program goes against the MOA, the FAD and the Side Agreement. Jason stated he is sending letters out to Watershed Stakeholders. He stated he spoke last month to Greene County Mountaintop Supervisors and Mayors Association. Given the amount of development in Greene County, property owners there will be disproportionately affected. Jason ended by stating he will be asking for help from the environmental groups, NY Department of State who manages the Watershed Protection and Partnership Council, NY Department of Health, NY Department of Environmental Conservation, and the Watershed Inspector General.

Jim Sofranko stated that the Ashokan Streams Program in late August was put on hold due to a software accounting issue. Jim continued that he didn't care about the contracts, but the lack of funding for CWC and Ashokan Streams is directly impacting communities. Jim asked what authority does NYCDEP have to not fund or stop a program?

Shilo Williams responded that there are two separate issues. The decision to restrict funds for Ashokan Stream Program came from ongoing coordination with DOI and Law. For the Future Stormwater Program Agreement, Williams stated, "there is a lot going on behind the scenes that you (CWC) don't know about." She further stated, "It's not that we don't have the funds or resources but it's the mechanics" and repeatedly referred to "The mechanics behind the scenes" as the issue. She added that she shared CWC's frustration.

Richard Parete questioned why the Watershed Regulations should remain in place if NYCDEP is withholding funds for compliance. He also questioned whether by withholding funds, NYCDEP was attempting to influence development projects. He concluded that NYCDEP must fund the Future Stormwater Program or the rules should be removed.

Innes Kasanof replied, "Well that is even more concerning, I will remind you that it is not our water that needs protection, it's your (the city) water that needs protection."

Jason Merwin stated that, beyond funding shortfalls, delays wasted time and resources and had a ripple effect throughout the region, further eroding constituents' trust.

Participants discussed a previous pause in the septic program, the negative community response, and the difficult influx of applications before and after the pause, which resulted in more than a year of catch-up work.

Racheal Burger and other participants expressed concern that businesses and prospective residents might choose to invest elsewhere. Burger reported that some applicants were already asking, "Do we have to comply with DEP standards if we cannot get DEP funds?" No response or determination on that question was recorded.

2. Contract History and Funding Obligations

Joseph Cetta asked, “What changed?” in reference to the cause of the funding issue.

Williams described a longstanding contractual issue involving a particular contract “coming to a head” and referred to “PJ (DEP legal) and Tim (CWC legal) going back and forth for months and months to no end.” Merwin described himself as “in the dark” regarding why the issue remained unresolved.

In discussing the Memorandum of Agreement and the $3 million in funding, Williams referred to the MOA “requiring” DEP to provide the funds. Merwin emphasized that DEP agreed to provide $3 million in the 4th Side Agreement.

Williams explained that an amendment had been required by the 4th Side Agreement, but DEP subsequently determined after agreeing to the terms of the agreement, that the contract had expired and could no longer be amended. She acknowledged that DEP had failed to recognize the contract expiration and needed to “do better” in tracking contract timelines.

James Sofranko stated, in paraphrase, that local residents should not be penalized or lose funding because of DEP’s administrative shortcomings. He criticized the management of the process and the consequences for watershed communities. He stated, “There is an obligation that is not being met.”

3. Contract Consolidation and Proposed Interim Funding

Williams reported that the discovery of the contract issue coincided with CWC’s request to combine its stormwater funds, complicating discussions and resulting in a standstill in spring and early summer 2026. DEP representatives generally agreed that combining the stormwater contracts made sense and shifted toward negotiating a combined contract rather than amending the previous agreement.

Williams reported that City contracting support required additional review and development of the details. Completion within the compressed timeline appeared unlikely. DEP was therefore revisiting the previous $3 million contract amendment as an interim measure and moving toward “All expense” rather than capital funding. Williams indicated that “all expense” funding tended to move more quickly through City processes.

Williams stated she appreciated the concerns expressed and referred to a meeting scheduled for the following day, November 4, and expressed hope that it would advance the $3 million contract as a stopgap measure.

Merwin stated that the delays had continued for 11 months without a draft and that available funding was expected to remain approximately six months away. He asserted that CWC does not expect a blank check with no oversight from DEP however this current situation is not what was agreed upon in the MOA.

4. Community Impacts and Program Continuity

Richard Parete emphasized the daily consequences for residents, contractors, and developers whose projects were delayed or at risk.

Allen Hinkley added that developers and homebuilders have to consider the regulations when deciding whether to invest in Watershed projects. The funding availability is a key consideration when making those decisions. If the funding is stopped, people will stop doing work in the Watershed and it will hurt our communities.

Jeff Senterman emphasized, in paraphrase, the importance of Catskills water to New York City and questioned why local support and results were receiving insufficient priority amid administrative disputes. He stated, “The City is taking 1 million gallons of our water per day yet not making compensation for that a priority. Your investments and reimbursements into this community should be your priority.” He further stated, “It is clear people in the City simply do not care.”

Merwin emphasized the need for cash on hand. He warned that reopening the program would produce a surge of applications, only a limited number of which could be accommodated. He emphasized that the issue was not the community’s fault or responsibility.

Williams repeated the previous statements about more happening behind the scenes and the mechanics of it all and stated it is because of the bureaucracy.

Richard Parete again requested that the Watershed Regulations be suspended until the Future Stormwater Program is funded.

Merwin stated that the problem was not isolated, citing previous temporary interruptions of the Septic program and intermittent use of Catskill Fund for the Future funds as a stopgap. He characterized the issue as “systemic”. He concluded that the situation was predictable and systematic. Merwin emphasized that the people who need to be made aware of their noncompliance are not the DEP employees we work with on a daily basis, but leaders within NYC itself.

Next meeting scheduled for Tuesday, December 1, 2026

Adjournment 9:43 AM

CATSKILL WATERSHED CORPORATION

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

FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME: Windham Pines	TITLE:
APPLICANT MAILING ADDRESS: 194 Bay 29th Street, Apt 2A, Brooklyn, NY 11214	
PROJECT ADDRESS: Mitchell Hollow Road Windham, NY	
TELEPHONE NUMBER: 347-788-9079	APPLICANT EMAIL ADDRESS: see below
AUTHORIZED REPRESENTATIVE NAME: Allan Yarmulnik & Phil Brandt	AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: phil.l.brandt@gmail.com / newcool10@gmail.com / 347-788-9079
PROJECT CONSULTANT INFORMATION	
ENGINEER: Darrin Elsom	EMAIL ADDRESS: d.elsom@keaeng.com
CONTRACTOR: Montana Contracting Corp.	EMAIL ADDRESS: j.montana@montanacontracting.com
OTHER:	EMAIL ADDRESS:

PROJECT INFORMATION

PROJECT TYPE: ☐ SINGLE-FAMILY ☐ MULTI-FAMILY ☐ SMALL BUSINESS* ☐ IRSP ☐ LOW INCOME HOUSING ☑ OTHER: residential subdivision

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

PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS: 7 lot residential subdivision; erosion and sediment controls only. No post construction controls.

SWPPP DESIGN COSTS: ☐ ESTIMATED ☑ ACTUAL
Amount $ 26,967.75

SWPPP CONSTRUCTION COSTS: ☑ ESTIMATED ☐ ACTUAL
Amount $ 38,450.00

TOTAL SWPPP COSTS: $ 65,415.75

ELECTION FOR REIMBURSEMENT:
☑ 50% of **ALL** Stormwater costs (**DEP & DEC**) ***OR*** ☐ 100% It
50% Amount Requested: $32,708.87 100% Am

Only applying for design right now:
26,967.75
50% - 13,483.875

METHOD OF PAYMENT: ☐ TWO-PARTY CHECK ☐ REIMBURSEMENT

If costs are **ESTIMATED,** please include cost estimates from engineers and contractors.
If costs are **ACTUAL**, please include invoices from engineers and contractors.
If method of payment is **REIMBURSMENT** please include proof of payment for invoices.

NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP
Approval Date: 10/8/2026
Permit #: 2023-SC-0657-SP.1
DEP Representative: Curt Field

Is the projects stormwater plan required by state and/or federal government?
☑ YES ☐ NO *(if yes please provide the below permit information)*

NYSDEC SPDES General Permit for Stormwater Discharges ☐ YES ☐ NO	Approval Date:	Permit #:	DEC Representative:

LIST OF ENCLOSED ATTACHMENTS *(check all that apply)*

From NYC DEP:	**From ENGINEER:**	**From NYS DEC:**	**Other:**
☐ Notice of Violation (NOV)	☑ Full SWPPP	☐ Notice of Intent (NOI)	☑ Design/Construction Invoices
☑ SWPPP Approval	☐ As-Built Drawings	☐ Notice of Incomplete Application (NOICA)	☑ Proof of Payments
☐ Construction Approval (CA)	☐ Operation & Maintenance Plan		☑ W-9
☐ Notice of Violation Closure			☐ Messages with DEP, Engineer, DEC, etc.

CERTIFICATION

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

PRINT CLAIMANT NAME	**CLAIMANT SIGNATURE**	**DATE**
Allan Yarmulnik	Allan Yarmulnik	9/22/2026

Environmental Protection

Rohit T. Aggarwala
Commissioner

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

71 Smith Avenue
Kingston, New York
12401

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

October 8, 2025

Magic Peak Ventures, LLC
194 Bay 29th Street, Apt. 2A
Brooklyn, NY 11215

Re: Application to engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SWPPP)
Windham Pines Subdivision
Project Log # 2023-SC-0657-SP.1
618 & 628 County Route 21; Town of Windham; Greene County
S/B/L(s): 46.00-2-11 & 61.00-5-31; Schoharie Reservoir Basin

Dear Allan Yarmulnik:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) was approved on October 8, 2025. The determination and associated conditions are enclosed, and copies of the approved design drawings and hydrologic report have been sent to Kaaterskill Associates.

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

Sincerely,

Curt Field
Associate Project Manager
Kingston Project Review

c: Darrin Elsom, P.E. Kaaterskill Associates
Scott Ouimet, P.E. Kaaterskill Associates
Rebecca Mitchell, Assistant Engineer, NYSDEC Region IV
Racheal Burger, Program Specialist, CWC
Code Enforcement Officer, Town of Windham
Christopher Costello, PE, NYCDEP

A

Environmental Protection

New York City
Department of Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;
Rules and Regulations For The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10 NYCRR Part 128.

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

Name of Project: Windham Pines

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

DEP Log #: 2023-SC-0657-SP.1

Property Location: 618 & 628 County Route 21
Town of Windham; Greene County, New York
Tax Map #46.00-2-11 & 61.00-5-31

Owner/Applicant: Allan Yarmulnik, Magic Peak Ventures, LLC

Owner's Address: 194 Bay 29th Street, Apt. 2A
Brooklyn, NY 11215

Drainage Basin: Schoharie Reservoir

General Description:

The project consists of a seven-lot subdivision, six proposed single family residential lots, and one existing single family residential lot. The proposed development will include construction of a 2,100± foot access road, subsurface sewage treatment systems (SSTS), private wells, driveways, single family house construction, site grading and erosion and sediment controls. The Project requires a SWPPP pursuant to Section 18-39 (b)(4)(iv) of the "*Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*" (Watershed Regulations). The construction of the proposed Project is estimated to disturb approximately 4.8 acres of land. At the completion of the Project, the total new impervious area will be 0.33 acres. A SWPPP addressing erosion and sediment control was required to meet the Watershed Regulations. In addition, a SWPPP

addressing erosion and sediment control is required for coverage under the NYS DEC "General Permit for Stormwater Discharges from Construction Activities" (GP-0-25-001). The SWPPP shall be implemented in accordance with the plans titled "Development Plan for Windham Pines" revision dated September 26, 2025 prepared by Kaaterskill Associates which is attached hereto as, Appendix A.

Date(s) of site inspection:

11/08/2023

(X) Approved ( ) Denied

Special Note Regarding Stormwater Reimbursement (*WOH only*)

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

Conditions of Approval:

This approval is granted by DEP subject to the following conditions:

1. In the event the material submitted to DEP for which this approval is based is inaccurate or misleading, DEP may modify, suspend, or revoke this approval pursuant to the procedures set forth in Section 18-26 of the Watershed Regulations.

2. DEP recommends that the Applicant schedule a pre-construction conference prior to the start of construction, and the applicant, the SWPPP preparer, the general contractor, and DEP staff attend the meeting.

3. DEP requests at least forty-eight (48) hours' notice prior to the commencement of construction activity.

4. The regulated activity must be conducted in compliance with the plans as approved (a copy of which plans are attached hereto as Appendix "A"), all applicable standards, laws, rules and regulations.

5. Failure to comply with the conditions of any approval issued by DEP shall be a violation of the Watershed Regulations.

6. Any alteration or modification of the SWPPP must be approved by DEP prior to implementation.

7. A copy of the approved plans and this Determination should be maintained for record at the construction site.

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

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

9. At the completion of the Project, the Applicant is required to submit as-built drawings to DEP for all stormwater management, runoff reduction, and water quality facilities.

10. The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP and attached hereto as Appendix A.

11. This Determination shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of an approval Determination must be submitted to the DEP no less than 180 days prior to the expiration. Following expiration of the approval Determination, the SWPPP may be resubmitted to DEP for consideration as a new approval.

12. DEP shall be provided access to the Project site during the construction phase for monitoring and inspection purposes.

13. This Determination and all conditions provided herein are binding on the Owner of the Property where the facility is to be located. Any references to the "Applicant" in this Determination or in any conditions provided herein shall be deemed to refer to the Owner of such Property.

14. If the Owner sells or otherwise transfers title of the Property before all construction planned for the Property as set forth in the SWPPP is completed and/or before the site is stabilized, the Owner shall require the new owner ("Buyer") to comply with the SWPPP approved by the New York City Department of Environmental Protection on including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the Owner shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for the Property with the following provisions:

    a) Buyer hereby acknowledges, covenants, warrants, and represents that he/she/they shall install and maintain any and all erosion controls and stormwater management facilities on the Property in accordance with the SWPPP, such SWPPP being attached hereto as Appendix A.

b) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of Windham Pines.

c) Buyer's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.

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

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

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

Date: October 8, 2025

Windham Pines
618 & 628 County Route 21,
Town of Windham Greene
46.00-2-11& 61.00-5-31
Schoharie Reservoir
2023-SC-0657-SP.1

Determination made by:

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

Recommended for approval by:

Curt Field, Reviewer
Regulatory & Engineering Programs
New York City Department of
Environmental Protection

APPENDIX A

The following documents were prepared by Kaaterskill Associates for Magic Peak Ventures, LLC:

1. Stormwater Pollution Prevention Application, for the Windham Pines subdivision dated October 17, 2024.
2. Hydrologic Report for Windham Pines Wetland Crossings 2 & 3 dated September 26, 2025.

Drawing No.	Title	Rev. Date
ENG-1	Title Sheet	09/26/2025
ENG-2	Existing Conditions	09/26/2025
ENG-3	Proposed Conditions	09/26/2025
ENG-4	Proposed Conditions -60 Scale	09/26/2025
ENG-5	Proposed Conditions -60 Scale	09/26/2025
ENG-6	Road Plan & Profile	09/26/2025
ENG-7	Septic System Design Plan & Notes	09/26/2025
ENG-8	Septic System Details	09/26/2025
ENG-9	Septic System Details	09/26/2025
ENG-10	Bridge Crossing Plan & Details	09/26/2025
ENG-11	Erosion & Sediment Control Plan	09/26/2025
ENG-12	Erosion & Sediment Control Plan	09/26/2025
ENG-13	Erosion & Sediment Control Details	09/26/2025
ENG-14	Wetland Impact Plan	09/26/2025
ENG-15	Wetland Impact Plan Details	09/26/2025
DA-1	Drainage area Sketch	09/26/2025

Kaaterskill Associates

PAYMENT DETAILS

FILTERS USED :

Project In : 331123R - Magic Peak/Reimb

	PAY DATE	CLIENT	PAY METHOD	PAY REFERENCE	MEMO	AMOUNT
Payment	11/19/2025	Magic Peak Ventures LLC	WIRE TRANSFER			$1,881.50
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	331123R-11	8/31/2025	331123R - Magic Peak/Reimb			$860.00
	331123R-12	9/30/2025	331123R - Magic Peak/Reimb			$1,021.50
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	10/20/2025	Magic Peak Ventures LLC	USE RETAINER			$400.00
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	331123R-09	6/30/2025	331123R - Magic Peak/Reimb			$150.00
	331123R-10	7/31/2025	331123R - Magic Peak/Reimb			$250.00
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	5/22/2025	Magic Peak Ventures LLC	WIRE TRANSFER			$11,195.00
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	331123R-08	5/7/2025	331123R - Magic Peak/Reimb			$11,195.00
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	3/27/2025	Magic Peak Ventures LLC	USE RETAINER			$5,691.25
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	331123R-06	1/31/2025	331123R - Magic Peak/Reimb			$375.00
	331123R-04	11/30/2024	331123R - Magic Peak/Reimb			$100.00
	331123R-03	10/31/2024	331123R - Magic Peak/Reimb			$1,651.25
	331123R-07	2/28/2025	331123R - Magic Peak/Reimb			$770.00
	331123R-05	12/31/2024	331123R - Magic Peak/Reimb			$1,600.00
	331123R-02	9/30/2024	331123R - Magic Peak/Reimb			$1,195.00
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	2/21/2024	Magic Peak Ventures LLC	WIRE TRANSFER			$7,800.00
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	331123R-01	2/14/2024	331123R - Magic Peak/Reimb			$7,800.00
					GRAND TOTAL	**$26,967.75**

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CATSKILL WATERSHED CORPORATION

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

FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION

APPLICANT INFORMATION

APPLICANT NAME: Pine Hill Terrace, LLC	TITLE: Pine Hill Terrace - Clark Family Residences
APPLICANT MAILING ADDRESS: PO Box 231, Delhi, NY 13753	
PROJECT ADDRESS: 32-76 Pine Hill Terrace, Delhi, NY 13753	
TELEPHONE NUMBER: 607.746.1066	APPLICANT EMAIL ADDRESS: mshultis@clarkcompanies.com
AUTHORIZED REPRESENTATIVE NAME: Mike Shultis	AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL: same

PROJECT CONSULTANT INFORMATION

ENGINEER: Headwaters Engineering, PLLC	EMAIL ADDRESS: bdates01@gmail.com
CONTRACTOR: Clark Companies	EMAIL ADDRESS: mshultis@clarkccompanies.com
OTHER:	EMAIL ADDRESS:

PROJECT INFORMATION

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

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

PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS:
New construction of wood framed eight unit apartment building with asphalt parking. Sitework includes new storm piping, catch basins, grass swales, and bioretention basins.

DESIGN COSTS: ☐ ESTIMATED ☐ ACTUAL $ N/A	**CONSTRUCTION COSTS:** ☒ ESTIMATED ☐ ACTUAL $ 304,181	**TOTAL FUNDING REQUESTED:** $ 304,181

OTHER FUNDING APPLIED / RECEIVED FOR THE PROJECT (List and Describe)
$

ELECTION FOR REIMBURSEMENT: ☒ 50% of **ALL** Stormwater costs ☐ Itemized **DEP ONLY** costs	**METHOD OF PAYMENT**: ☐ VOUCHER ☒ REIMBURSEMENT

NYCDEP Stormwater Pollution Prevention Plan	**NYCDEP Individual Residential Stormwater Permit (IRSP)**
(SWPPP) Approval Date: 3/31/26	Approval Date:
Permit #: 2025-CN-0466-SP.1	Permit #:
DEP Representative: Nathaniel Hendricks	**DEP** Representative:

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

NYSDEC SPDES General Permit for Stormwater Discharges ☒ YES ☐ NO	Approval Date: 3/3/26	Permit #: NYR11Q725	DEC Representative

LIST OF ENCLOSED ATTACHMENTS *(check all that apply)*

From NYC DEP:	**From ENGINEER:**	**From NYS DEC:**	**Other:**
☐ Notice of Violation (NOV)	☒ Full SWPPP	☐ Notice of Intent (NOI)	☒ Design/Construction Invoices
☒ SWPPP Approval	☐ As-Built Drawings	☐ Notice of Incomplete Application (NOICA)	☒ Proof of Payments
☐ Construction Approval (CA)	☐ Operation & Maintenance Plan		☐ W-9
☐ Notice of Violation Closure			☐ Messages with DEP, Engineer, DEC, etc.

CERTIFICATION

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

PRINT CLAIMANT NAME	**CLAIMANT SIGNATURE**	**DATE**
Michael Shultis	Michael Shultis	10/27/26

NYC Environmental Protection

Lisa F. Garcia
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply

March 31, 2026

Pine Hill Terrace, LLC
P.O. Box 231
Delhi, NY 13753

Re: Application to Engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SP)
Pine Hill Terrace – 3-Building Apartment Complex
Project Log # 2025-CN-0466-SP.1
Phoebe Lane; Village of Delhi; Delaware County
S/B/L(s): 149.15-1-2.113; Cannonsville Reservoir Basin

Dear Christopher Clark:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) was approved on March 31, 2026. The determination and associated conditions are enclosed and three copies of the approved design drawings have been sent to Headwaters Engineering.

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

Sincerely,

Nathaniel Hendricks
Supervisor
Arkville Project Review

c: Benjamin Dates, P.E., Headwaters Engineering
Rebecca Mitchell, Assistant Engineer, NYSDEC – Region 4
Josh Morgan, Code Enforcement Officer, Village of Delhi
Racheal Burger, Stormwater Program Manager, CWC

New York City
Department of Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law; *10 NYCRR, Rules and Regulations for The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources* (Watershed Regulations), 15 RCNY Chapter 18, 10 NYCRR Part 128.

New York City Department of Environmental Protection (DEP) makes the following determination with respect to the Stormwater Pollution Prevention Plan (SWPPP) described below:

Name of Project: Pine Hill Terrace – 3-Building Apartment Complex

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

DEP Log #: 2025-CN-0466-SP.1

Property Location: Phoebe Lane
Village of Delhi, Delaware County, New York
Tax Map # 149.15-1-2.113

Owner/Applicant: Christopher Clark

Owner's Address: P.O. Box 231
Delhi, NY13753

Drainage Basin: Cannonsville Reservoir

General Description: The Project requires a SWPPP pursuant to Section 18-39 of the "*Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*" (Watershed Regulations). The construction of the proposed Project is estimated to disturb approximately 3.8 acres of land. Erosion and sediment controls will be installed to stabilize disturbances throughout the project area. Post-construction stormwater controls including two bioretention basins will be installed to treat runoff from the new impervious surfaces. The SWPPP shall be implemented in accordance with the report and plan titled "Pine Hill Terrace – 3-Building Apartment Complex" prepared by Headwaters Engineering dated February 2026 and revised March 21, 2026 (which is attached hereto as Appendix A).

(X) Approved ( ) Denied

Special Note Regarding Stormwater Reimbursement (*WOH only*)

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

Conditions of Approval:

This approval is granted subject to the following conditions:

1. In the event the material submitted to DEP for which this approval is based is inaccurate or misleading, DEP may modify, suspend, or revoke this approval pursuant to the procedures set forth in Section 18-26 of the Watershed Regulations.

2. DEP recommends that the Applicant schedule a pre-construction conference prior to the start of construction, and the applicant, the SWPPP preparer, the general contractor, and DEP staff attend the meeting.

3. DEP requests at least forty-eight (48) hours' notice prior to the commencement of construction activity.

4. The regulated activity must be conducted in compliance with the plans as approved (a copy of which plans are attached hereto as Appendix "A"), all applicable standards, laws, rules and regulations.

5. Failure to comply with the conditions of any approval issued by DEP shall be a violation of the Watershed Regulations.

6. Any alteration or modification of the SWPPP must be approved by DEP prior to implementation.

7. A copy of the approved plans and this Determination should be maintained for record at the construction site.

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

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

9. At the completion of the Project, the Applicant is required to submit as-built drawings to DEP for all stormwater management, runoff reduction, and water quality facilities.

10. The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP and attached hereto as Appendix A.

11. This Determination shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of an approval Determination must be submitted to the DEP no less than 180 days prior to the

expiration. Following expiration of the approval Determination, the SWPPP may be resubmitted to DEP for consideration as a new approval.

12. DEP shall be provided access to the Project site during the construction phase for monitoring and inspection purposes.

13. This Determination and all conditions provided herein are binding on the Owner of the Property where the facility is to be located. Any references to the "Applicant" in this Determination or in any conditions provided herein shall be deemed to refer to the Owner of such Property.

14. If the Owner sells or otherwise transfers title of the Property before all construction planned for the Property as set forth in the SWPPP is completed and/or before the site is stabilized, the Owner shall require the new owner ("Buyer") to comply with the SWPPP approved by the New York City Department of Environmental Protection on including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the Owner shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for the Property with the following provisions:

    (1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she/they shall install and maintain any and all erosion controls and stormwater management facilities on the Property in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.

    (2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of Pine Hill Terrace, LLC.

    (3) Buyer's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.

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

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

This approval constitutes an acceptance and approval by DEP of only the physical design of the stormwater system for proposed installation and operation on a watershed of the New York City

Water Supply. An approval from DEP does not affect any existing property rights, title, or interest, including without limitation, any public or private restrictions upon the use of the land. Therefore, this determination shall not be considered to be a grant or waiver of any property right or construed to invalidate any rule or regulation enforceable by any local or regional authority having jurisdiction.

Date: March 31, 2026

Pine Hill Terrace – 3-Building Apartment Complex
Project Log # 2025-CN-0466-SP.1
Phoebe Lane; Village of Delhi; Delaware County
Cannonsville Reservoir Basin

Determination made by:

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

Recommended for approval by:

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

APPENDIX A

The following documents were prepared by Headwaters Engineering for Pine Hill Terrace, LLC.

1. Pine Hill Terrace – 3-Building Apartment Complex Stormwater Pollution Prevention Plan Report dated February 2026
2. Pine Hill Terrace – 3-Building Apartment Complex - List of Drawings and revision dates.

Sheet	Title	Date	Revised
C01	Cover Sheet	February 2026	March 21, 2026
C02	Project Location Figures	February 2026	March 21, 2026
C03	General Notes	February 2026	March 21, 2026
C04	Erosion & Sediment Control Notes	February 2026	March 21, 2026
C05	Existing Conditions / Existing Drainage Plan	February 2026	March 21, 2026
C06	Proposed Conditions Drainage Plan	February 2026	March 21, 2026
C07	Proposed Conditions / Project Site Plan	February 2026	March 21, 2026
C08	Proposed Grading Plan	February 2026	March 21, 2026
C09	Grading Plan – Cut/Fill Analysis	February 2026	March 21, 2026
C10	Grading Plan – Cut/Fill Analysis w/ Ortho	February 2026	March 21, 2026
C11	Grading Plan – Building Cross Sections	February 2026	March 21, 2026
C12	Erosion & Sediment Control Plan	February 2026	March 21, 2026
C13	Post-Construction Stormwater Management Plan	February 2026	March 21, 2026
C14	Sanitary Sewer / Storm Sewer Plan	February 2026	March 21, 2026
C15	Sanitary Sewer – Manhole Replacement Plan	February 2026	March 21, 2026
C16	Sanitary Sewer Profiles	February 2026	March 21, 2026
C17	Storm Sewer Profiles - 2	February 2026	March 21, 2026
C18	Storm Sewer Profiles	February 2026	March 21, 2026
C19	Details-1 – Bioretention Basins	February 2026	March 21, 2026
C20	Details-2 – DEC Typical Details	February 2026	March 21, 2026
C21	Details-3 – Storm Sewer	February 2026	March 21, 2026
C22	Details-4 – Sanitary Sewer	February 2026	March 21, 2026
C23	Details-5 – Sanitary Sewer	February 2026	March 21, 2026
C24	Details-6 – Sanitary Sewer	February 2026	March 21, 2026
C25	Details-7 – Sanitary Sewer	February 2026	March 21, 2026
C26	Details-8 – Misc.	February 2026	March 21, 2026

9/23/2026 16:10

NO.	ITEM DESCRIPTION	# QUANTITY	UNIT	UNIT PRICE ($)	TOTAL PRICE ($)
1	Silt Fence (standard)	778	LF	$5.50	$4,279.00
2	Seed & Mulch	3	AC	$7,850.00	$23,550.00
3	Construction Entrance	1	LS	$7,500.00	$7,500.00
4	Flow Difuser	4	EA	$1,000.00	$4,000.00
5	Stone Check Dams	7	EA	$600.00	$4,200.00
6	Erosion Control Matting	1686	SF	$0.50	$843.00
7	Rock Rip-Rap Apron - 10LF X 4FT (W) x 1.5FT (T) - Medium Stone Fill	3	EA	$2,500.00	$7,500.00
8	Rock Rip-Rap Apron - 20LF X 12.5FT (W) x 1.5FT (T) - Medium Stone Fill	1	EA	$2,500.00	$2,500.00
9	Grass Swale	1102	LF	$11.00	$12,122.00
10	Driveway Culvert - 18-in diam.	1	LS	$3,500.00	$3,500.00
11	Gravel Diaphagm	309	LF	$18.00	$5,562.00
12	Building Roof Drainage System (collection & discharge to storm sewer drain lines)	3	EA	$19,500.00	$58,500.00
13	Storm Sewer - Roof Runoff - 4-in diam. (PHASE 1)	118	LF	$30.00	$3,540.00
14	Storm Sewer - Roof Runoff - 6-in diam. (PHASE 1)	360	LF	$35.00	$12,600.00
15	Storm Sewer - Roof Runoff - 8-in diam. (PHASE 1)	166	LF	$40.00	$6,640.00
16	Storm Sewer - Roof Runoff - 4-in diam. (PHASE 2)	237	LF	$30.00	$7,110.00
17	Storm Sewer - Roof Runoff - 6-in diam. (PHASE 2)	164	LF	$35.00	$5,740.00
18	Storm Sewer - Roof Runoff - 8-in diam. (PHASE 2)	113	LF	$40.00	$4,520.00
19	Curb Inlet ('combination'-style)w/ 24"x24" grate and manhole structure	5	EA	$3,650.00	$18,250.00
21	Storm Sewer - Parking Lot - 12-in diam	365	LF	$65.00	$23,725.00
21	Bioretention Basin #1 - 1,700 sf (all excavation, matertials, plantings, spillway and outlet structure)	1	LS	$42,000.00	$42,000.00
22	Bioretention Basin #2 - 1,900 sf (all excavation, matertials, plantings, spillway and outlet structure)	1	LS	$46,000.00	$46,000.00
				TOTAL	**$304,181.00**

27 Anchor Camp LLC

CATSKILL WATERSHED CORPORATION

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

FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION

APPLICANT INFORMATION

APPLICANT NAME: James Horzilla	TITLE: Owner.
APPLICANT MAILING ADDRESS: 27 Anchor Camp Rd	
PROJECT ADDRESS: 27 Anchor Camp Rd	
TELEPHONE NUMBER: 914 490 3219	APPLICANT EMAIL ADDRESS: James.hilite@gmail.com
AUTHORIZED REPRESENTATIVE NAME:	AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL:

PROJECT CONSULTANT INFORMATION

ENGINEER: Scott Ouimet	EMAIL ADDRESS: s.ouimet@keaeng.com
CONTRACTOR: Scott Powell	EMAIL ADDRESS: scottp0671@gmail.com
OTHER:	EMAIL ADDRESS:

PROJECT INFORMATION

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

*A small business is defined in the MOA as, residents in NYS, independently owned, operated, and employs one hundred (100) or less individuals. See section 5.00:03 of the Program Rules

PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS:

SWPPP DESIGN COSTS: ☑ ESTIMATED ☐ ACTUAL Amount $ 6,890.15	ELECTION FOR REIMBURSEMENT: ☑ 50% of ALL Stormwater costs (DEP & DEC) OR ☐ 100% Itemized DEP ONLY costs
SWPPP CONSTRUCTION COSTS: ☐ ESTIMATED ☑ ACTUAL Amount $ 3,095	50% Amount Requested: $4,992.57 100% Amount Requested: _____
TOTAL SWPPP COSTS: $ 9,985.15	METHOD OF PAYMENT: ☐ TWO-PARTY CHECK ☑ REIMBURSEMENT

If costs are ESTIMATED, please include cost estimates from engineers and contractors.
If costs are ACTUAL, please include invoices from engineers and contractors.
If method of payment is REIMBURSMENT please include proof of payment for invoices.

NYCDEP Stormwater Pollution Prevention Plan (SWPPP) or IRSP Approval Date: 6/18/2021 Permit #: 2018-SC-0507-SP.1 DEP Representative: James Watkins	Is the projects stormwater plan required by state and/or federal government? ☑ YES ☐ NO *(if yes please provide the below permit information)*

NYSDEC SPDES General Permit for Stormwater Discharges ☐ YES ☐ NO	Approval Date:	Permit #:	DEC Representative:

LIST OF ENCLOSED ATTACHMENTS *(check all that apply)*

From NYC DEP:	From ENGINEER:	From NYS DEC:	Other:
☐ Notice of Violation (NOV)	☑ Full SWPPP	☐ Notice of Intent (NOI)	☑ Design/Construction Invoices
☑ SWPPP Approval	☐ As-Built Drawings	☐ Notice of Incomplete Application (NOICA)	☑ Proof of Payments
☐ Construction Approval (CA)	☐ Operation & Maintenance Plan		☐ W-9
☐ Notice of Violation Closure			☐ Messages with DEP, Engineer, DEC, etc.

CERTIFICATION

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

PRINT CLAIMANT NAME	CLAIMANT SIGNATURE	DATE
James Horzilla		10/17/26

Environmental Protection

Lisa F. Garcia
Commissioner

Jennifer Garigliano
Deputy Commissioner
Bureau of Water Supply

October 7, 2026

James Morzillo
27 Anchor Camp LLC
Windham, NY 12496

Re: Application to engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SWPPP)
Eastview Subdivision, Lot #4
Project Log # 2018-SC-0507-SP.1
Town of Windham; Greene County
S/B/L(s): 79.00-6-10; Schoharie Reservoir Basin

Dear James Morzillo:

The New York City Department of Environmental Protection (DEP) is in receipt of the certification letter dated October 1, 2026, prepared by Kaaterskill Associates attesting that the work was completed in conformance with the approved materials, plans, and any amendments thereto. In addition, the stormwater pollution prevention system installed to serve your facility referenced above was inspected and found to conform to the requirements of the DEP. This project is now closed.

If you have any questions regarding this matter, please contact me at 845-340-7226 or jwatkins@dep.nyc.gov.

Very truly yours,

James Watkins
Associate Project Manager
Kingston

c: Darrin Elsom, PE - Kaaterskill Associates
Chris Costello, PE – DEP
Rachael Burger – CWC

Environmental Protection

Lisa F. Garcia
Commissioner

Jennifer Garigliano
Deputy Commissioner
Bureau of Water Supply

EXTENSION OF APPROVAL

August 31, 2026

James Morzillo
27 Anchor Camp Road
Windham, NY 12496

Re: Application to engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SWPPP)
Eastview Subdivision/GDP Partners, Lot #4
Project Log # 2018-SC-0507-SP.1
Town of Windham; Greene County
S/B/L(s): 79.00-6-10; Schoharie Reservoir Basin

Dear James Morzillo:

The New York City Department of Environmental Protection (DEP) has received your letter requesting extension of the above-mentioned approval. Upon review and in accordance with Section 18-23 (a)(1) of the Watershed Regulations, DEP grants an extension of the approval for five (5) years from the date of this letter and subject to the conditions noted in determination dated June 18, 2021. This renewal is valid until August 31, 2031.

A copy of this letter and the determination must be available at the project site during construction. If you have any questions regarding this matter, please contact me at 845-340-7226 or jwatkins@dep.nyc.gov.

Sincerely,



James Watkins
Associate Project Manager

c: Darrin Elsom, PE - Kaaterskill Associates
Chris Costello, PE - DEP
Rachael Burger - CWC
Code Enforcement Officer

NYC Environmental Protection

Vincent Sapienza, P.E.
Commissioner

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

71 Smith Avenue
Kingston, New York 12401

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

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

June 18, 2021

James Morzillo
1 Harbor Point Road
Stamford, Connecticut 06902

Re: Application to engage in a Regulated Activity
Stormwater Pollution Prevention Plan (SWPPP)
Eastview Subdivision/GDP Partners, Lot #4
Project Log # 2018-SC-0507-SP.1
Town of Windham; Greene County
S/B/L(s): 79.00-6-10; Schoharie Reservoir Basin

Dear Mr. Morzillo:

This letter is to inform you that your application to engage in the above-referenced regulated activity pursuant to the *"Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources"* (Watershed Regulations) was approved on June 18, 2021. This approval is issued and based upon the rules and regulations contained in Article 11 of the New York State Public Health Law; the New York State Department of Environmental Conservation (NYSDEC) General Permit No. GP-0-15-002 and the Watershed Regulations (as amended on November 29, 2019), Section 18-39.

Project Description

The project consists of constructing a single-family home, Subsurface Sewage Treatment System (SSTS), driveway and site regrading.

This approval permits the activity as described below and in the SWPPP report entitled "Site Plan for James Morzillo", dated April 9, 2021. This Approval pertains to the installation of stormwater quantity and quality control practices and sediment/erosion control measures as referenced in that SWPPP report and shown on the approved plan sheet, which are specifically described as follows:

Table A.
Consultant: **Kaaterskill Associates**

Title	Date	Latest Revision
SP-1 Site Plan	4/9/2021	
SP-2 Drainage Areas	4/9/2021	
SP-3 Details	4/9/2021	
SP-4 Erosion and Sediment Control Plan	4/9/2021	

Conditions of Approval:

This approval is granted with the following conditions:

1. The applicant must schedule and conduct a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the engineer, the contractor, and DEP staff.

2. The applicant shall have a qualified professional (licensed professional engineer or a certified professional in erosion and sediment control) conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by the qualified professional at least every 7 calendar days. An inspection report should be kept in a site logbook and shall be maintained on-site and be made available to the permitting authority upon request.

3. The applicant is required to submit as-built drawings for all stormwater management and water quality facilities. Within thirty (30) days of the completion of the stormwater management facility, a copy of the "as built plans" must be submitted to the DEP. When a SWPPP requires the services of a design engineer, the "as built plans" must also be certified.

4. The Stormwater Pollution Prevention Plans listed in Table "A" must be included with the stormwater report and available on site during all phases of clearing, grading and construction. All contractors involved in earth moving activities should become familiar with the specifications and procedures contained in this document, in addition to the design plans.

5. The regulated activity must be conducted in compliance with the plans as approved, listed in Table "A" above, all applicable accepted standards, and all applicable laws, rules and regulations which form the basis of this approval and the associated conditions. The approved documents shall not be modified or amended without the prior written approval of the DEP. Alteration or modification of any project in a manner, which would require an amended SWPPP pursuant to Part III of the NYSDEC General Permit No. GP-0-15-002 shall require review and approval by the DEP.

6. The approval of this plan is based solely upon the material submitted and is granted based upon the accuracy of such material. In the event the material submitted is inaccurate or misleading, this approval is not valid, and any construction of the project is in violation of the Watershed Regulations.

7. The design professional approving this plan, or his representative, shall receive a minimum of forty-eight (48) hours advance notice prior to the commencement of construction activity so that inspections can be scheduled to monitor the construction progress.

8. Filter areas for dewatering of excavations and trenches must be of adequate cover, size and slope to prevent a discharge of turbidity into drainage ditches, and watercourses. If there are no suitable areas at any location in the project area, alternate means including (but not limited to) filter bags, and tanker trucks to transport sediment-laden water to adequate filter areas must be used.

9. This approval letter must be included with the plans and documentation, and must be available on site during all phases of clearing, grading and construction. All contractors involved in earth moving activities must become familiar with the specifications and procedures contained in this document, in addition to the design plans.

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

11. General construction practices shall be undertaken in accordance with the environmental controls indicated on the approved plans and in accordance with the New York Standards and Specifications for Erosion and Sediment Control.

12. The SWPPP must be kept current. The SWPPP shall be amended if there is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants, and which has not otherwise been addressed in the SWPPP; or the SWPPP proves to be ineffective in either eliminating or significantly minimizing pollutants from sources identified in the SWPPP, or achieving the general objectives of controlling pollutants in stormwater discharges from the construction activity.

13. The DEP reserves the right to modify, suspend or revoke this approval when:
    a. the scope of the approved activity is exceeded or a violation of any condition of the approval or provisions of pertinent regulations is found;
    b. the approval was obtained by misrepresentation or failure to disclose relevant facts;
    c. new material information is discovered; or
    d. environmental conditions, relevant technology, or applicable law or regulation have materially changed since the approval was issued.

14. All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as "all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.."

15. This approval shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of an approval must be submitted to the DEP no less than 180 days prior to the expiration. Following expiration of the approval, the SWPPP may be resubmitted to the DEP for consideration of a new approval.

16. When installed the stormwater system must be operated and maintained in accordance with the approved plans, the approved maintenance schedule, the Watershed Regulations and all other applicable regulations and/or standards. Whenever sediment is removed from any part of the system it shall be done in such a manner as to cause no nuisance, and the material shall be disposed of in accordance with applicable regulations.

17. This approval and all conditions of the approval are binding on the owner of the property where the Stormwater Pollution Prevention practices are to be located. Any references to the "applicant" in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.

18. If the applicant sells or otherwise transfers title to this facility, the applicant shall require the new owner to comply with the Stormwater Pollution Prevention Plan approved by the DEP on June 18, 2021 including, but not limited to, all provisions relating to erosion and sediment control during construction and to maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the new owner with a copy of the SWPPP, and shall cause the following real covenants and restrictions to be recorded with the deed for this wastewater treatment facility with the following provisions:

    (A) The new owner hereby acknowledges, covenants, warrants, and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.

(B) The new owner's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on the new owner's heirs, successors, and assigns.

(C) The new owner hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the property/facility, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion controls and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the approved SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.

(D) Prior to conveying title to the property/facility, the applicant shall submit to DEP a proposed deed containing the aforementioned real covenants and restrictions.

The terms of this approval are subject to the rules and regulations cited above. The DEP reserves the right to modify, suspend or revoke this approval as set forth in Section 18-26 of the Watershed Regulations. Should modification, suspension or revocation of the approval be necessary, the DEP will notify you, via certified mail or personal service, prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action, and explain the procedures to be followed.

If you have any questions regarding this approval, please contact James Watkins at (845)-340-7226.

Determination of Approval:

Christopher Costello, PE
Supervisor
Kingston Project Review

Recommended for Approval:

James Watkins
Project Manager
Kingston Project Review

c: Darrin Elsom, PE – Kaaterskill Associates
Jason Merwin – CWC
Dominick Caropreso – (T) Windham Building Inspector

Kaaterskill Associates

PAYMENT DETAILS

FILTERS USED :

Project In : 209518.06R - Eastview Lot 4/SW Reimb

	PAY DATE	CLIENT	PAY METHOD	PAY REFERENCE	MEMO	AMOUNT
Payment	9/30/2026	James Morzillo	USE RETAINER			$739.40
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-07	9/30/2026	209518.06R - Eastview Lot 4/SW Reimb			$739.40
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	7/25/2022	James Morzillo	CHECK	2318P		$208.13
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-06 - LF-1	1/29/2022	209518.06R - Eastview Lot 4/SW Reimb			$3.07
	209518.06R-03 - LF-1	1/29/2022	209518.06R - Eastview Lot 4/SW Reimb			$9.11
	209518.06R-06 - LF	11/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$6.44
	209518.06R-05 - LF-1	1/29/2022	209518.06R - Eastview Lot 4/SW Reimb			$18.83
	209518.06R-04 - LF-1	1/29/2022	209518.06R - Eastview Lot 4/SW Reimb			$7.35
	209518.06R-04 - LF	11/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$22.40
	209518.06R-03 - LF	11/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$92.92
	209518.06R-05 - LF	11/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$48.01
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	6/22/2022	James Morzillo	CHECK	2267P		$190.23
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-03 - LF	11/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$190.23
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	5/6/2022	James Morzillo	CHECK	2198		$375.09
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-02 - LF	11/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$56.18
	209518.06R-05	6/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$60.02
	209518.06R-06	7/27/2021	209518.06R - Eastview Lot 4/SW Reimb			$105.70
	209518.06R-03 - LF	11/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$153.19
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	3/1/2022	James Morzillo	CHECK	2081P		$567.53
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-05	6/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$567.53
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	2/2/2022	James Morzillo	CHECK	2045P		$556.75
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-03	4/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$303.75
	209518.06R-04	5/31/2021	209518.06R - Eastview Lot 4/SW Reimb			$253.00

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Kaaterskill Associates

PAYMENT DETAILS

	PAY DATE	CLIENT	PAY METHOD	PAY REFERENCE	MEMO	AMOUNT
Payment	1/5/2022	James Morzillo	CHECK	2005P		$2,000.00
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-03	4/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$2,000.00
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	12/16/2021	James Morzillo	CHECK	999P		$2,250.00
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-03	4/30/2021	209518.06R - Eastview Lot 4/SW Reimb			$1,774.17
	209518.06R-02	3/31/2021	209518.06R - Eastview Lot 4/SW Reimb			$475.83
	PAY DATE	**CLIENT**	**PAY METHOD**	**PAY REFERENCE**	**MEMO**	**AMOUNT**
Payment	4/1/2021	James Morzillo	CHECK	743P		$610.75
	INV NUM	**INV DATE**	**PROJECT**			**AMOUNT APPLIED**
	209518.06R-01	10/31/2020	209518.06R - Eastview Lot 4/SW Reimb			$610.75
					GRAND TOTAL	**$7,497.88**

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Sent 10/7/26

S.P.E.H

Address: 4944 St. Rt. 23
Windham NY 12496

Phone: 518-605-1535
Fax: 518-734-6652

Email: scottp0671@gmail.com
Website:

Bill To: James Morzillo
27 Anchor Camp Rd
Windham NY 12496

Phone: 1-914-490-3219
Fax:
Email: james.hilite@gmail.com

Invoice
Date: 10/7/2026

Item #	Description	Qty	Unit Price	Discount	Price
	Stormwater 27 Anchor Camp Rd				$ -
1	Labor	8	100.00		800.00
2	Excavtor	8	240.00		1,920.00
3	Ferns	25	15.00		375.00
4					
5					
6					

Invoice Subtotal	
Tax Rate	
Sales Tax	-
Other	-
Deposit Received	
TOTAL	$ 3,095.00

Make all checks payable to S.P.E.H.

Total due in <#> days. Overdue accounts subject to a service charge of <#>% per month.

CATSKILL WATERSHED CORPORATION

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

FUTURE STORMWATER CONTROLS PROGRAM & MOA-145 APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME: Kurt Jomo	TITLE:
APPLICANT MAILING ADDRESS: 27 Willow Road, Riverside, CT, 06878	
PROJECT ADDRESS: 35 Cranberry Road (Onteora Subdivisiion, Lot 12), Tannersville, NY, 12485	
TELEPHONE NUMBER: (203) 962-5929	APPLICANT EMAIL ADDRESS: kurtjomo@me.com
AUTHORIZED REPRESENTATIVE NAME:	AUTHORIZED REPRESENTATIVE TELEPHONE NUMBER / EMAIL:

PROJECT CONSULTANT INFORMATION	
ENGINEER: David Rider, P.E.	EMAIL ADDRESS: driderpe@gmail.com
CONTRACTOR: Highmark Builders LLC	EMAIL ADDRESS: hmbuildersny@gmail.com
OTHER: Restaino Design PC (Landscape Architect)	EMAIL ADDRESS: bzr@restainodesign.com

PROJECT INFORMATION

PROJECT TYPE: ☑ SINGLE-FAMILY ☐ MULTI-FAMILY ☐ SMALL BUSINESS* ☐ IRSP ☐ LOW INCOME HOUSING ☐ OTHER:

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

PROJECT DESCRIPTION & PROPOSED STORMWATER CONTROLS:
The project consists of the construction stormwater controls for a new driveway access and house site/construction and supporting onsite infrastructure to Tax map parcel Number 166.00-7-12 in order to provide stormwater treatment for the proposed residential construction area (existing 6.4 acre subdivision lot).

DESIGN COSTS: ☑ ESTIMATED ☐ ACTUAL	**CONSTRUCTION COSTS:** ☑ ESTIMATED ☐ ACTUAL	**TOTAL FUNDING REQUESTED:**
$ 19,295.20 (see attachment)	$ 273,912.07 (see attachment)	$ 293,207.27

OTHER FUNDING APPLIED / RECEIVED FOR THE PROJECT (List and Describe)
$

ELECTION FOR REIMBURSEMENT: ☑ 50% of **ALL** Stormwater costs ☐ Itemized **DEP ONLY** costs	**METHOD OF PAYMENT:** ☐ VOUCHER ☑ REIMBURSEMENT

NYCDEP Stormwater Pollution Prevention Plan (SWPPP)	**NYCDEP Individual Residential Stormwater Permit (IRSP)**
Approval Date: September 30, 2025	Approval Date:
Permit #: 2025-SC-0423-SP.1	Permit #:
DEP Representative: James Watkins	**DEP** Representative:

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

NYSDEC SPDES General Permit for Stormwater Discharges ☐ YES ☐ NO	Approval Date:	Permit #:		DEC Representative

LIST OF ENCLOSED ATTACHMENTS *(check all that apply)*

From NYC DEP:	**From ENGINEER:**	**From NYS DEC:**	**Other:**
☐ Notice of Violation (NOV)	☑ Full SWPPP	☐ Notice of Intent (NOI)	☑ Design/Construction Invoices
☑ SWPPP Approval	☐ As-Built Drawings	☐ Notice of Incomplete Application (NOICA)	☑ Proof of Payments
☐ Construction Approval (CA)	☐ Operation & Maintenance Plan		☐ W-9
☐ Notice of Violation Closure			☐ Messages with DEP, Engineer, DEC, etc.

CERTIFICATION

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

PRINT CLAIMANT NAME	**CLAIMANT SIGNATURE**	**DATE**
Kurt Jomo	Kurt Jomo	10/26/26

NYC Environmental Protection

Rohit T. Aggarwala
Commissioner

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

71 Smith Avenue
Kingston, New York
12401

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

September 30, 2025

Kurt Jomo
27 Willow Road
Riverside, CT 06878

Re: Application to engage in a Regulated Activity
Stormwater (SP)
Project Log # 2025-SC-0423-SP.1
Cranberry Rd; Town of Hunter; Greene County
Tax Map No.: 166.00-7-12; Schoharie Reservoir Basin

Dear Kurt Jomo:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) was approved on September 30, 2025. The determination and associated conditions are enclosed, and copies of the approved design drawings have been sent to Dave Rider, PE.

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

Sincerely,

James Watkins
Associate Project Manager
Kingston Project Review

c: Dave Rider, PE (w/plans)
Chris Costello, PE – DEP
Rebecca Mitchell - NYSDEC
Rachael Burger - CWC
Code Enforcement Officer, Town of Hunter

A

Environmental Protection

New York City
Department of Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:
Article 11 of the New York State Public Health Law.
Rules and Regulations For The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10 NYCRR Part 128.

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

Name of Project:	Jomo, Kurt lot 12 Onteora Club
Project Type:	Application to engage in a Regulated Activity Stormwater (SP)
DEP Log #:	2025-SC-0423-SP.1
Property Location:	Cranberry Rd Town of Hunter; Greene County, New York Tax Map # 166.00-7-12
Owner/Applicant:	Kurt Jomo
Owner's Address:	27 Willow Road Riverside, CT 06878
Drainage Basin:	Schoharie Reservoir

General Description: The project is part of a common plan of development (Onteora Club Subdivision) and consists of constructing a single-family home, SSTS and driveway. The Project requires a SWPPP pursuant to Section 18-39 (b)(4)(i) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). The construction of the proposed Project along with the other lots in the Onteora Club Subdivision is estimated to disturb greater than 5-acres of land. Runoff reduction, stormwater management and treatment will be provided using a bioretention cell and gravel trench. The (SWPPP) shall be implemented in accordance with the approved report and plan titled "Site Plan for Kurt Jomo, Lot 12", prepared by Dave Rider, PE, dated July 8, 2025, and last revised September 14, 2025, (which is attached hereto as, Exhibit A).

Determination:

(XX) Approved ( ) Denied

Special Note Regarding Stormwater Reimbursement (*WOH only*)
Stormwater tasks, components, measures, and practices that were required exclusively by DEP to obtain DEP approval: DEP application, DEP design submission, DEP phone calls/meetings and design revision to address DEP comments. Aside from sizing the bioretention cell and trench to treat the 1-yr storm, the design standards are equal to the NYSDEC.

Conditions of Approval:

This approval is granted subject to the following conditions:

1. In the event the material submitted to DEP for which this approval is based is inaccurate or misleading, DEP may modify, suspend, or revoke this approval pursuant to the procedures set forth in Section 18-26 of the Watershed Regulations.

2. DEP recommends that the Applicant schedule a pre-construction conference prior to the start of construction, and the applicant, the SWPPP preparer, the general contractor, and DEP staff attend the meeting.

3. DEP requests at least forty-eight (48) hours' notice prior to the commencement of construction activity.

4. The regulated activity must be conducted in compliance with the plans as approved (a copy of which plans are attached hereto as Appendix "A"), all applicable standards, laws, rules and regulations.

5. Failure to comply with the conditions of any approval issued by DEP shall be a violation of the Watershed Regulations.

6. Any alteration or modification of the SWPPP must be approved by DEP prior to implementation.

7. A copy of the approved plans and this Determination should be maintained for record at the construction site.

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

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

9. At the completion of the Project, the Applicant is required to submit as-built drawings to DEP for all stormwater management, runoff reduction, and water quality facilities.

10. The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP and attached hereto as Appendix A.

11. This Determination shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance. An application for a renewal of an approval Determination must be submitted to the DEP no less than 180 days prior to the expiration. Following expiration of the approval Determination, the SWPPP may be resubmitted to DEP for consideration as a new approval.

12. DEP shall be provided access to the Project site during the construction phase for monitoring and inspection purposes.

13. This Determination and all conditions provided herein are binding on the Owner of the Property where the facility is to be located. Any references to the "Applicant" in this Determination or in any conditions provided herein shall be deemed to refer to the Owner of such Property.

14. If the Owner sells or otherwise transfers title of the Property before all construction planned for the Property as set forth in the SWPPP is completed and/or before the site is stabilized, the Owner shall require the new owner ("Buyer") to comply with the SWPPP approved by the New York City Department of Environmental Protection on including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the Owner shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for the Property with the following provisions:

    (1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she/they shall install and maintain all erosion controls and stormwater management facilities on the Property in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.

(2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of lot 12, Onteora Club.

(3) Buyer's obligation to install and maintain all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.

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

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

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

Date: September 30, 2025

Kurt Jomo, lot 12 Onteora Club
Cranberry Rd, Town of Hunter Greene
166.00-7-12
Schoharie Reservoir
2025-SC-0423-SP.1

Determination made by:

Christopher L. Costello, P.E.
Supervisor
Kingston Project Review

Recommended for approval by:

James Watkins
Associate Project Manager
Kingston Project Review

APPENDIX A

The following documents were prepared by Dave Rider, PE for Kurt Jomo, lot 12 Onteora Club:

1. Stormwater Pollution Prevention Plan Site Plan for Kurt Jomo, Lot 12", prepared by Dave Rider, PE, dated July 8, 2025, and last revised September 14, 2025.

Exhibit A:

Sheet	Description	Dated	Revised
Sheet 1	Site Plan and Details for Sanitary System	6/8/25	9/14/25
Sheet 2	Site Plan and Details for Sanitary System Details for Stormwater	6/8/25	9/14/25
Sheet 3	Site Plan and Details for Stormwater System	6/8/25	9/14/25

CWC SWPPP Grant Application - Estimated Costs	as of: 10/22/26		
Kurt Jomo - Cranberry Road Subdivision, Lot 12, Tannersville, NY			
Design Costs:			
	Amount	Date Paid	Pmt Method
David Rider, P.E. (Engineer)			
Preliminary Site Inspection and Site Soils Investigation ($900	$2,400.00	8/6/25	Check
and $1,900 line items in 8/1/25 Invoice for $3,300)			
Preparation of SWPPP Report and Plans (11/1/25 Invoice)	$7,905.20	11/5/25	Check
	$10,305.20		
Restaino Design PC (Landscape Architect)			
Services for SWPPP Design/Installation (9/29/25 Invoice)	$3,875.00	10/6/25	ACH
Services for SWPPP Design/Installation (12/17/25 Invoice)	$1,395.00	12/30/25	ACH
Services for SWPPP Design/Installation (4/14/26 Invoice)	$3,720.00	4/14/26	ACH
	$8,990.00		
Total SWPPP Design Costs:	**$19,295.20**		
Construction Costs:			
David Rider, P.E. (Engineer)			
Estimate for Oversight/Inspections of SWPPP Installation	$2,500.00		
Restaino Design PC (Landscape Architect)			
Estimate for Remaining Design/Installation Services	$2,480.00		
Highmark Builders LLC			
Site Clearing for SWPPP Area (10/14/25 Invoice)	$35,531.20	10/24/25	ACH
Roughed-in Parking/Driveway Area near House (9/6/26 Invoice)	$16,000.87	9/26/26	Wire Trans.
Estimate (10/14/26) of Remaining Cost to Install/Complete SWPP	$217,400.00		
	$268,932.07		
Total SWPPP Construction Costs:	**$273,912.07**		
Total Design and Construction Costs:	**$293,207.27**		

INVOICE

DATE	:	August 01, 2025
ACCOUNT NO.	:	25-06-25
CLIENT NAME	:	Kurt Jomo
ADDRESS	:	27 Willow Road Riverside, CT 06878 (203)962-5920

SWPPP

BALANCE:	Application Fee(Extra)	$ NA
	Preliminary Site Inspection	$ 500.00
	Site Soils Investigation	$ 1900.00
	Preparation Preliminary OWTS Plans, to Client And Submission to NYCDEP	$ 2000.00
	Excavator Cost(Extra)	$ 400.00
	Total :	$ 4800.00
	Paid on account:	$ 1500.00
	Total Due to Date:	**$ 3300.00**

COMMENTS : Preliminary Site investigations and evaluation of site for design for a proposed onsite waste water treatment system(OWTS) to service a proposed residential structure. Scheduling joint site investigation with New York City Department of Environmental Protection (NYCDEP) to evaluate site conditions. Soils testing and site investigation, with soils excavations and soils percolation testing for preparation of preliminary plans for client and for submission to the NYCDEP. Submission of preliminary plans for the OWTS to NYCDEP.

Work is billed for site evaluation and preliminary soils testing and preparation of preliminary plans for submission to NYCDEP.

Site is located off Cranberry Road, in the Town of Hunter, Greene County, New York.

Principal Engineer.....19.6 hrs.....$250.00 per hour	$ 4900.00
Technician.....0.0 hrs.....$80.00 per hour	$ 0.00

Make Checks Payable To:

David Rider P.E., PLLC
16 Biscayne Blvd.
Poughkeepsie, New York 12603
(914) 204-0980
driderpe@gmail.com\

NET DUE WITHIN 15 DAYS; ACCOUNTS 30 DAYS PAST DUE SUBJECT TO FINANCE CHARGE OF 1.5%

PAID 8/6/25

INVOICE

DATE	:	November 01, 2025
ACCOUNT NO.	:	25-06-25
CLIENT NAME	:	Kurt Jomo
ADDRESS	:	27 Willow Road Riverside, CT 06878 (203)962-5920

BALANCE:		
	Application Fee(Extra)	$ NA
	Site Investigation	$ 400.00
	Preparation of SWPPP Report	$ 2100.00
	Preparation Final SWPP Plans And Submission to NYCDEP	$ 3000.00
	Changes to SWPPP per Landscape Architect	$ 2250.00
	Printing	$ 155.20
	Total :	$ 7905.20
	Paid on account:	$ 0.00
	Total Due to Date:	**$ 7905.20**

PAID 11/5/25

COMMENTS : Preliminary Site investigations and evaluation of site for design for a proposed Stormwater Pollution Prevention Plan(SWPPP) to service a proposed residential structure. Preparation of report and plans and submission to the New York City Department of Environmental Protection (NYCDEP). Preparation of revised report and plans and re-submission to the NYCDEP. Final Plans have been submitted to the NYCDEP. Plans have been approved by the New York City Department of Environmental Protection.

Work is billed for site evaluation and preliminary soils testing and preparation of preliminary plans for submission to NYCDEP.

Site is located off Cranberry Road, in the Town of Hunter, Greene County, New York.

Principal Engineer.....31.0hrs.....$250.00 per hour	$ 7750.00
Technician.....0.0 hrs.....$80.00 per hour	$ 0.00

Make Checks Payable To:

David Rider P.E., PLLC
16 Biscayne Blvd.
Poughkeepsie, New York 12603
(914) 204-0980
driderpe@gmail.com\

NET DUE WITHIN 15 DAYS; ACCOUNTS 30 DAYS PAST DUE SUBJECT TO FINANCE CHARGE OF 1.5%

Restaino Design PC
LANDSCAPE ARCHITECTURE

September 29, 2025

Billing Statement:

Client: Kurt Jomo
kurtjomo@me.com

Project: Private Residence
Cranberry Road, Onteora Park
Tannersville, New York

Landscape Architectural Services @ $ 155.00 per Hr.

25-Aug	Client Visit: K. Jomo, P. Jomo, S. Reidy, R. Vanvalkenburg re: Stormwater	1.5
27-Aug	Create Basemap w/ engineers stormwater practices	3
29-Aug	Set Up Site Plan with stormwater installations	3
4-Sep	Import Topo from engineers stormwater plan	2
6-Sep	Preliminary Site Plan w. Grading for stormwater	5
14-Sep	Meeting Prep: review engineer's stormwater plan	2
15-Sep	Client Visit: K. Jomo, P. Jomo, S. Reidy, R. Vanvalkenburg re: stormwater	1.5
19-Sep	Update plans w/new stormwater info	5
24-Sep	Review updated stormwater plans for architect	2
		25 Hrs.

Total Due: $3875

PAID ACH 10/2/25

237 Main St., PO Box 278, Grahamsville, NY 12740 | bzr@restainodesign.com | tel: 845-985-0202

Restaino Design PC
LANDSCAPE ARCHITECTURE

December 17, 2025

Billing Statement:

Client: Kurt Jomo
kurtjomo@me.com

Project: Private Residence
Cranberry Road, Onteora Park
Tannersville, New York

Landscape Architectural Services @ $ 155.00 per Hr.

10-Dec	Grading plan, updated bioretention area per engineer	7.0
15-Dec	Revise grading plan	2.0
		9 Hrs.
		$1395
	Total Due:	$1395

PAID ACH 12/30/25

237 Main St., PO Box 278, Grahamsville, NY 12740 | bzr@restainodesign.com | tel: 845-985-0202

Restaino Design PC
LANDSCAPE ARCHITECTURE

April 1, 2026

Billing Statement:

Client: Kurt Jomo
kurtjomo@me.com

Project: Private Residence
Cranberry Road, Onteora Park
Tannersville, New York

Landscape Architectural Services @ $ 155.00 per Hr.

4-Mar	Update plans-stormwater related	2 Hrs.
12-Mar	Review PE's plan, planting plan bioretention area	8
18-Mar	Plant descriptions bioretention area	4
20-Mar	Construction details-stormwater related	3
25-Mar	Construction details-stormwater related	3
26-Mar	Planting details & specifications-stormwater related	4
		24 Hrs.
		$3720
	Total Due:	$3720

PAID ACH 4/14/26

237 Main St., PO Box 278, Grahamsville, NY 12740 | bzr@restainodesign.com | tel: 845-985-0202