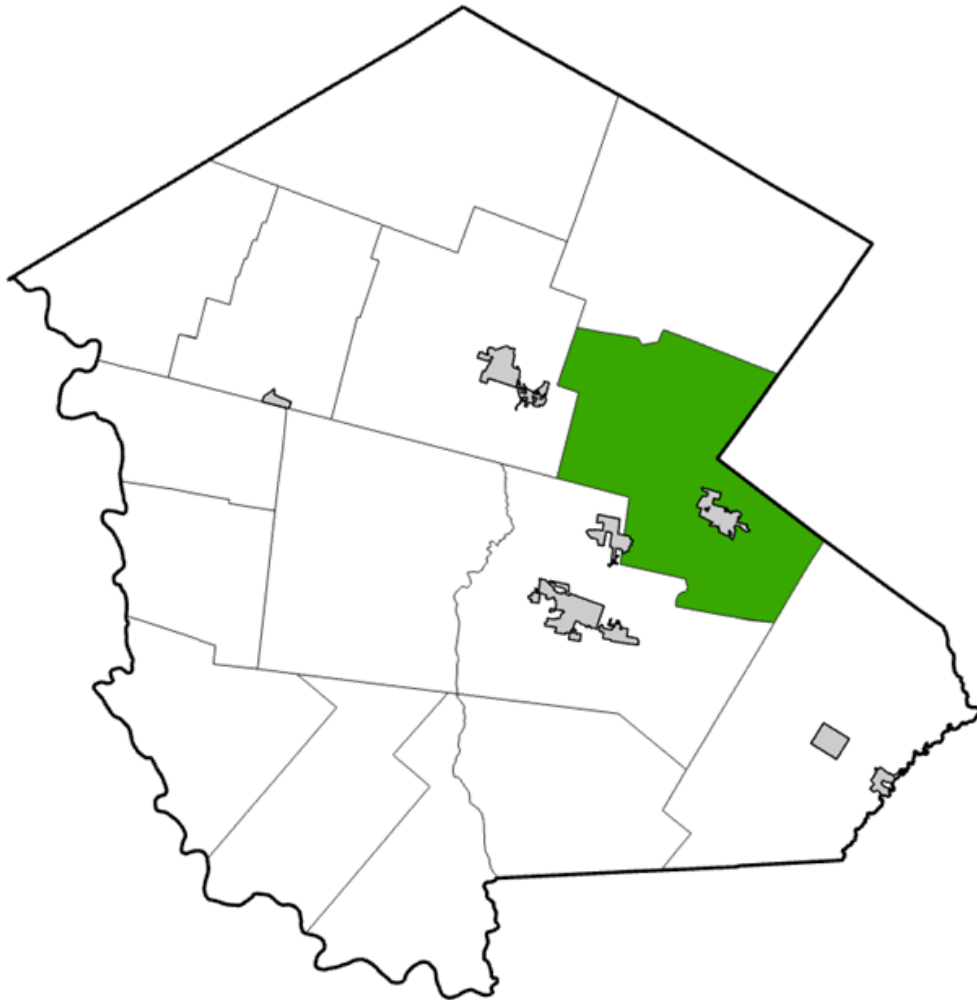




Sullivan County Assessment of Potable & Wastewater Infrastructure

VOLUME II

Town of Fallsburg



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*Volumes I and II are part of a larger report.
The full Sullivan County Assessment of Potable and
Wastewater Infrastructure Report may be requested from the
Sullivan County Division of Planning, Community Development and Environmental Management*

1. ABOUT THIS DOCUMENT

In 2025, the Sullivan County Division of Planning, Community Development, and Environmental Management (DPEM) undertook, with the support of Delaware Engineering, DPC, a project to assess water supply and wastewater management infrastructure throughout the County.

As part of that project, known as the Countywide Assessment of Potable and Wastewater Infrastructure (CAPWI), water and sewer infrastructure serving residents and businesses in each of the County's twenty-two municipalities was surveyed, inventoried, and evaluated. This document details the results of this effort and presents the information in a series of Community Reports. The CAPWI Volume 1 Report reflects the information developed within this Volume 2 Report through a series of recommended actions aimed at supporting water and sewer service county-wide, and advanced by the County.

1.1 Using this Document

The information is structured around inventory and evaluation of each community's water supply and wastewater management infrastructure. While emphasis is placed on municipally owned systems, the report surveys and documents other centralized and regulated decentralized water and sewer systems in the Community. Individual on-site facilities are beyond the scope of this report, though it is noted where in the County these systems are exclusively relied on. Mapping showing [service areas](#) and other key information accompanies the report. Sources and methods are also described.

The information in this volume is, in general, not at a level of detail or intended to provide analysis of system or component capacity, be used in the design of specific capital projects, provide detailed system mapping, assess or recommend specific operational techniques or strategies, or other similar activities requiring development of precise technical information and detailed engineering assessment. Instead, this volume provides an inventory and planning-level evaluation of these systems in support of policy and programmatic needs and decision making.

The Countywide Water and Sewer Evaluation and Recommendations report can be viewed by visiting the following website from DPEM.

<https://www.sullivanvny.gov/Departments/PlanningEnvironmental/PlansandStudies/CAPWI>

Individual Community Profile reports have also been prepared as part of the CAPWI project and are intended to be standalone documents that can be used by a variety of audiences,

including municipal leaders and officials, residents, and businesses, seeking basic information about water and sewer service in the municipality.

Finally, many of the terms used have specific meanings and are further elaborated upon in a Glossary attached to this report. Terms appearing in the Glossary are denoted in underline throughout the document, and in the electronic version, you may click these terms to be taken directly to where that term appears in the Glossary.

1.2 Understanding the Data: Public vs. Private Infrastructure

As stated previously, the primary focus of this report is inventorying municipally owned water and sewer systems in Sullivan County. However, the community profile reports also provide limited information on privately-owned systems where relevant and publicly available. In order to understand the data presented, the reader must first have a basic understanding of the regulatory framework governing the operation of different types of water and sewer systems in New York State.

Regardless of ownership, there are two regulatory agencies that are primarily responsible for issuing permits and approvals for drinking water and wastewater systems – the New York State Department of Health ([NYSDOH](#)) and the New York State Department of Environmental Conservation ([NYSDEC](#)).

1.2.1 Public Water Systems (NYSDOH)

In Sullivan County, the [NYSDOH](#) is the agency responsible for regulating [public water systems](#). This includes water systems owned and operated by a municipality, as well as privately-owned water supply companies, and even hospitals, gas stations, and other facilities with private wells. When it comes to water systems, public means that these systems serve the public at large – not the form of ownership.

In general, water systems regulated by [NYSDOH](#) as [public water systems](#) are classified as either [community water systems](#) or [non-community water systems](#) (see Glossary for more information). The data contained in this report is limited to [community water systems](#), whether publicly or privately owned. Information about [non-community water systems](#) (including those that service transient seasonal populations like camps and bungalow colonies) is included, where available, but is not further detailed.

1.2.2 Wastewater Treatment Facilities (NYSDEC)

New York State's wastewater discharge regulations are administered by the [NYSDEC](#) through the [State Pollutant Discharge Elimination System \(SPDES\)](#) program, which requires

permits for any facility that is designed to treat and discharge wastewater. That includes sewage treatment plants that discharge effluent directly to a surface waterbody (like a nearby lake or stream) as well as facilities that discharge wastewater into the ground (like septic systems and sand filters).

No [SPDES](#) permit is required for a facility designed to treat less than 1,000 [GPD](#), and Minor [SPDES](#) projects (those with wastewater discharges of less than 10,000 [GPD](#)) are typically covered by a [NYSDEC](#) General Permit (GP-0-25-002). Only wastewater treatment facilities that don't fall into one of those two categories (Major [SPDES](#) projects) are detailed in this report. Those include centralized systems (e.g., Publicly Owned Treatment Works), [regulated decentralized](#) systems (e.g., "package plants"), and commercial-sized septic systems that discharge to groundwater. Like water systems, wastewater treatment facilities can be publicly or privately owned.

Although the [SPDES](#) program is involved in the centralized wastewater systems with which the CAPWI effort is primarily concerned, the City of New York and [DRBC](#) each regulate in parallel wastewater facilities within their respective geographies. Of further note is that residential systems handling less than 1,000 [GPD](#) are regulated by [NYSDOH](#).

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2. GLOSSARY OF TERMS

2.1 Action Level (AL)

The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.

2.2 Annual Water Quality Report (AWQR)

The Annual Water Quality Report is required by federal law and NYS regulation and is designed to provide consumers with information on the quality of the water delivered by their [public water system](#). Systems serving fewer than 1,000 service connections are required to report information on the water source and water treatment, the levels of any detected contaminants, and compliance with drinking water rules, plus general educational information. The report also includes an explanation of the size of the population served by the system, which also typically includes the number of service connections. These reports are available at municipal offices and on municipal websites for public consumption.

2.3 Centralized System (Water or Sewer)

Centralized systems, which can be water supply or wastewater management, refer to infrastructure that is, typically but not exclusively, municipally owned and which is characterized by extensive distribution and conveyance networks serving large areas. Water supply and wastewater management are provided at typically larger-scale facilities. These systems are highly regulated. This infrastructure consists of both collection and conveyance, as well as treatment.

2.4 Decentralized System (Water or Sewer)

These systems are characterized by smaller numbers of connections and with water supply and wastewater treatment works provided closer to the users or source of demand. This term includes individual on-site water supply wells and septic systems serving single users, but also encompasses systems serving multiple connections that are regulated similarly to centralized systems.

2.5 Collection and Conveyance System

The sanitary sewer collection and conveyance system refers to the elements of the sewer system that enable wastewater to flow from points where it's generated to the point(s) where it's treated. In this report, the system begins at the point of connection to individual users and consists, generally, of pipes, manholes, pump stations, forcemains, and upstream wastewater storage (flow attenuation).

2.6 Community Water System (CWS)

A public water system (i.e., one that serves 15 or more service connections used by year-round residents or regularly serves at least 25 year-round residents - see definition in this document) that supplies water to the same population year-round. Examples of community water systems include municipally owned (cities, towns, or villages) public water supplies, public water authorities, or privately-owned water suppliers such as homeowner associations, apartment complexes, and mobile home parks that maintain their own drinking water system. See also the discussion in this Glossary of non-community water systems.

Community water system information, where available, is presented in tabular format. The following table provides an explanation of the meaning of the various values contained in each of the fields.

Water System	Service Area	SDWA #	Population	Connections
<i>[Name of water system]</i>	<i>[The Primary type of area that is served by the <u>public water system</u>: MHP = mobile home park]; HOA = Home-owners association; Residential = Residential area; etc.]</i>	<i>[Safe Drinking Water Information System (SDWIS) ID number]</i>	<i>[The reported population that is served by the system in SDWIS reporting.]</i>	<i>[The reported number of service connections within a system in SDWIS reporting.]</i>

2.7 Deferred Maintenance

In this report, deferred maintenance refers to the postponement of essential upkeep, repairs, or replacements for public facilities, infrastructure, or equipment. These typically minor items will become delayed to the point where they end up impacting performance and reliability, becoming far more costly to rectify. Small maintenance over many years is

more sustainable than waiting for an issue to happen, such as a water main break due to an unrepaired detected leak, or continuing to operate with undersized or obsolete equipment instead of upgrading to something that will save time and money over the long run.

2.8 Delaware River Basin (DRB) and Delaware River Basin Boundary

The area of drainage into the Delaware River and its tributaries, including Delaware Bay, is regulated by the DRBC. Its size is approximately 13,500 sq. miles and includes land in four states.

2.9 Delaware River Basin Commission (DRBC)

The Delaware River Basin Commission is the regional body created in 1961 by the Delaware River Basin Compact signed among the states of Delaware, New Jersey, Pennsylvania, and New York with the force of law to oversee managing the Delaware River system across state boundaries. Among other regulatory programs, DRBC addresses projects in the basin that withdraw from or discharge to the basin's waters over certain thresholds. The threshold for water withdrawals is taking water from ground or surface water, or diversion, or transfer in or out of the Basin, when the daily average gross withdrawal during any 30 consecutive-day period exceeds 100,000 gallons. The threshold for discharges is those over 50,000 GPD during any consecutive 30-day period from wastewater treatment facilities or the importation or exportation of wastewater.

2.10 Delaware River Basin Commission (DRBC) Docket

The record of decision made by DRBC, pursuant to its authority under the 1961 Compact, relating to an application for a permit, including those relating to regulated water withdrawals and discharges. Dockets contain information about water and sewer systems and permitted withdrawal and discharge thresholds.

2.11 Distressed Communities

As per the Empire State Development Corporation and NYS Climate Act, distressed or disadvantaged communities are those that bear the burden of negative public health effects, environmental pollution, and climate change impacts that possess population decline, economic hardships, high unemployment, and high concentrations of low to moderate-income households.

2.12 Disinfection Byproducts (DBPs)

DBPs are substances produced when chlorine, used for disinfection of water, reacts with organic materials in the water. The formation of DBPs is usually a greater concern for water systems that use surface water, such as rivers, lakes, and streams, as their source, as these sources are more likely to contain organic materials necessary for these reactions.

Total trihalomethanes (TTHM) are volatile regulated disinfection DBPs that can pose significant cancer, organ, and reproductive risks. They include chloroform, bromodichloromethane, dibromochloromethane, and bromoform.

Total haloacetic acids (THAA) are regulated disinfection DBPs that can pose cancer and developmental health risks. They include monochloroacetic, dichloroacetic, trichloroacetic, monobromoacetic, and dibromoacetic acids.

2.13 Equivalent Dwelling Unit (EDU)

An EDU is a measurement for water usage that standardizes all users into units based on the demand of one single-family dwelling unit. EDUs are used by utility providers to calculate service charges associated with the probable demand for each user.

2.14 New York State Environmental Facilities Corporation (EFC)

EFC is a NYS public benefit corporation that assists communities and certain businesses throughout New York State to undertake critical water quality infrastructure projects by providing access to low-cost capital, grants, and expert technical assistance. As such, EFC plays a significant role in capital projects undertaken by NYS municipalities. A primary goal is to ensure that these projects remain affordable while safeguarding essential water resources. EFC develops and advances financing strategies to maximize the funding that can be made available, aiding compliance with Federal and State requirements, and promoting green infrastructure practices. In implementing these programs, EFC partners with NYSDEC and NYSDOH on wastewater and drinking water supply projects, respectively.

EFC allocates state and federal funds to participating entities in the form of grants and loans. Major programs include the Clean Water State Revolving Fund (CWSRF), which is oriented toward sanitary sewer and wastewater infrastructure projects, and the Drinking Water State Revolving Fund (DWSRF), which is oriented toward water supply infrastructure projects. These funds “revolve” as borrowers pay their loans back, with payments in turn used to finance new projects; EFC also uses revenue bonds to increase available capital.

Other programs include the engineering planning grants (EPG) program, which provides support to fund the engineering reports required to apply to EFC for financial assistance. EFC provides financial assistance in the form of subsidized loans and grants, such as through the WIIA program created under the 2015 Water Infrastructure Improvement Act.

2.15 Environmental Protection Agency (EPA)

The Environmental Protection Agency (EPA) protects human health and the environment by developing and enforcing regulations, conducting research, providing education, and issuing grants. EPA sets and enforces national standards and federal environmental laws, and cleans up contaminated sites. EPA is ultimately responsible for oversight of key laws affecting both water supply and wastewater management, including the National Pollutant Discharge Elimination System (NPDES); oversight of states, local governments, and water suppliers to enforce the standards under the Safe Drinking Water Act; and regulation of solid and hazardous waste. Importantly, EPA also administers critical funding sources supporting investment in drinking water and clean water (wastewater management) infrastructure.

2.16 Gallons per Day (GPD)

Gallons per day is a unit of measurement that defines the rate of volume flow, or use, for a liquid, such as water, over a 24-hour period. GPD is often used as a measurement of, e.g., the quantity of water consumed by a user or the amount of wastewater generated over the course of a day.

2.17 Gallons per Minute (GPM)

Gallons per minute is a unit of measurement for flow rate, indicating the volume of a liquid that passes a specific point in one minute. GPM is often used to indicate, e.g., the capacity of a water well.

2.18 Individual On-Site Facilities or Systems (Water or Sewer)

As used in this report, individual facilities (or systems) are a subtype of decentralized infrastructure serving a single user, most commonly via on-site water supply wells and septic systems. These wells and septic systems are mainly regulated under building codes, the NYS sanitary code (administered by NYSDOH), and NYSDEC (i.e., with respect to water well drilling and licensing of well drillers). However, these systems may also be regulated

similarly to centralized systems, depending on capacities and types of uses or users served (see Regulated Decentralized Systems).

2.19 Inflow and Infiltration (I&I)

Inflow is when storm water enters the sanitary sewer system (e.g., from a sump pump or roof leader), while infiltration is when groundwater seeps into the system (e.g., due to high groundwater and defects or cracks in pipes and manholes). Both are problems for wastewater treatment, as this "clean" water adds unnecessary volume to the system, which can overload treatment plants or reduce capacity in elements of the conveyance system, such as pipes or pump stations.

2.20 Influent (WWTP)

Influent flow refers to the incoming wastewater that enters a wastewater treatment plant. It is measured at a point prior to the wastewater entering any portion of the treatment process.

2.21 Maximum Contaminant Level (MCL)

MCL is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the Maximum Contaminant Level Goal (MCLG) as possible. MCLG is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety. MCLs are required to be reported on a water system's AWQR.

2.22 Methyl Tert-Butyl Ether (MTBE)

Methyl tert-butyl ether is a chemical historically used as a gasoline additive. It is a type of volatile organic compound (VOC) that can contaminate groundwater by evaporating easily and dissolving in water.

2.23 Million Gallons per Day (MGPD)

Million gallons per day is a unit of measurement that defines the rate of volume flow, or use, for a liquid, such as water, over a 24-hour period, reported in increments of 1 million gallons. MGPD is often used as a measurement of water produced by a source or wastewater treated at a WWTP over the course of a day.

2.24 Municipal System (water or sewer)

This is the term used throughout the report to denote ownership by a municipal corporation, such as a village or town, of a centralized water supply or wastewater management system.

2.25 New York State Department of Health (NYSDOH)

NYSDOH is responsible for administering the rules and regulations governing both water supply and wastewater management. Under regulatory power delegated by USEPA, NYSDOH regulates public water systems, including community water systems, in NYS. NYSDOH also regulates certain wastewater management systems under an agreement with the New York State Department of Environmental Conservation (NYSDEC); NYSDOH-regulated systems typically include residential septic systems and other wastewater facilities with a flow of less than 1,000 GPD.

2.26 Non-Community Water System

According to NYSDOH, a non-community water system is a public water system (i.e., a water system with at least 5 service connections or that regularly serves an average of at least 25 people daily for at least 60 days out of the year) that serves the public but does not generally serve the same people year-round. There are two types of non-community water systems: transient and non-transient non-community water systems.

- **Transient Non-community Water System** – A transient non-community water system is a non-community water system that serves different people for more than six months out of the year. Rest stops, parks, convenience stores, and restaurants with their own water supplies are examples of transient non-community water systems. In Sullivan County, summer camps that maintain their own water systems are also examples of transient non-community water systems.
- **Non-transient Non-community Water System** – A non-transient non-community water system is a non-community water system that serves the same people more than six months per year, but not year-round. Schools, colleges, hospitals, and factories with their own water supplies are examples of non-transient non-community water systems.

Non-community water systems are regulated by NYSDOH as public water systems (see public water system discussion in this Glossary). For purposes of this report, these systems are discussed where information is available.

2.27 NYC Watershed Boundary

The NYC Watershed Boundary encompasses the NYC watershed, defined as the land area contributing surface water to the New York City water supply. Activities within the NYC watershed are subject to the City of New York's Rules and Regulations for the Protection of Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources. This includes wastewater management systems, such as individual on-site septic systems and wastewater treatment plants.

2.28 NYSDEC Water Withdrawal Permit

Any water withdrawal system with the capacity to withdraw 100,000 gallons per day (GPD) (also referred to as "threshold volume") or more of surface water, groundwater, or a combination thereof requires registration with, permitting from, and reporting to NYSDEC, pursuant to Part 601 of the New York Compilation of Codes, Rules, and Regulations (NYCRR).

2.29 Other System (water or sewer)

This is the term used throughout the report to denote ownership by a non-municipal entity, such as a mobile home park, industrial campus, or homeowner's association, of a centralized water supply or wastewater management system.

2.30 Per- and polyfluoroalkyl substances (PFAS)

According to the EPA, PFAS are widely used, long-lasting chemicals, components of which break down very slowly over time. Because of their widespread use and persistence in the environment, many PFAS are found in the blood of people and animals all over the world and are present at low levels in a variety of food products and in the environment. PFAS are found in water, air, fish, and soil at locations across the nation and the globe. Scientific studies have shown that exposure to some PFAS in the environment may be linked to harmful health effects in humans and animals. There are thousands of PFAS chemicals, of which are found in many different consumer, commercial, and industrial products. Questions remain in terms of how to better detect these compounds, the extent of human exposure, the magnitude of human and environmental harm, and how to manage these chemicals. Under recent rulemaking, the EPA will regulate five PFAS individually. They are PFOA, PFOS, PFNA, PFHxS, and HFPO-DA. EPA will regulate four PFAS as a mixture: PFHxS, PFNA, HFPO-DA, and PFBS.

2.31 Public Service Commission (PSC) Docket

A PSC docket is a file for a specific case or proceeding containing official documents, hearing transcripts, and public comments related to the regulation of utility companies, such as those for electric, gas, and water services. Certain privately owned centralized sewer systems and water supply systems are regulated by PSC pursuant to the NYS Transportation Corporations law. In general, sanitary conveyance and treatment systems serving more than one service connection (NYSDEC SPDES Permit regulations (6 NYCRR 750-1.6(f)) and water supply systems -- except municipally-owned systems - selling, furnishing, and distributing water for domestic, commercial and public purposes (Art. 4-B of the NYS Public Service Law) are regulated by PSC with respect to rates, charges, and other aspects of utility operations.

2.32 Public Water System

Pursuant to federal and NYS regulations, a public water system is defined as one that provides water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year. A public water system may be publicly or privately owned.

2.33 Ragging

As used in this report, "ragging" refers to the accumulation and entanglement of fibrous, non-biodegradable debris in and around the impellers of wastewater treatment pumps, including, but not limited to, wet wipes, rags, hair, and plastics. This phenomenon creates rope-like bundles that obstruct flow, reduce efficiency, and cause costly maintenance issues.

2.34 Regulated Decentralized System (Water Supply or Wastewater Management)

A regulated decentralized system is a subcategory of decentralized infrastructure that is regulated similarly to centralized systems. Regarding water supply, this term includes a public water system, as defined by NYSDOH in regulation, that typically is privately owned but may also include systems owned by municipalities. It encompasses centralized and certain decentralized water supply systems, but also other public water systems, such as those serving restaurants. In addition to NYSDOH, these systems may also be regulated by NYSDEC and DRBC (for water withdrawals). Regarding wastewater management, these systems may discharge to surface water or groundwater and require SPDES permits (i.e.,

capacity to discharge 1,000 gpd or more). Depending on their location, these systems may also be regulated by DRBC and/or NYCDEP.

2.35 Rotating Biological Contactors (RBC)

An RBC is a fixed-film treatment process used in the secondary treatment of wastewater. It consists of a series of closely spaced, parallel discs mounted on a rotating shaft, which is supported just above the surface of the wastewater. Microorganisms grow on the surface of the discs, where biological degradation of pollutants takes place prior to discharge into the environment.

2.36 Service Area

As used in the report, service area refers to the geography within which users may be served by centralized water or sewer systems.

2.37 Special District (e.g., water district or sewer district)

A special district refers to the special-purpose government vehicle that towns and counties in NYS are authorized to create for the purpose of providing a service. In this report, special district generally refers to the authority for NYS towns to create water districts and sewer districts pursuant to NYS Town Law Article 12 and Article 12-a. A special district has three discrete elements: The legal requirements governing formation and operation, the taxation and administration by which a town provides water or sewer service, and the engineering and design of the infrastructure supporting the provision of these services. NYS General Municipal Law Art. 17-a also provides for the consolidation of water and sewer districts. In NYS, villages do not have the authority to create special districts and instead provide water and sewer service pursuant to Articles 11 and 14 of the NYS Village Law, respectively.

2.38 State Pollutant Discharge Elimination System (SPDES)

SPDES is the permit program in NYS that addresses water pollution by regulating point sources that discharge pollutants to waters of the United States. NYSDEC administers the program under authority created in 1972 by the Clean Water Act, known as the NPDES permit program. Under NPDES, state governments are authorized by the EPA to perform many permitting, administrative, and enforcement aspects of the program. In this report, SPDES and associated NYSDEC permitting refer to the outlet or discharge pipe (referred to as a "point source") that discharges sanitary wastewater into the surface waters or ground

waters of the state, and constructing or operating a disposal system such as a sewage treatment plant.

2.39 State Pollutant Discharge Elimination System (SPDES) Permit "Administrative" or "SAPA" Renewal

SAPA renewal (or continuation; also called "administrative renewal") is the process by which certain SPDES permits may be issued without a [full technical review](#) by NYSDEC. It typically occurs on a 5-year cycle, based on the date of permit issuance. Authority for SAPA renewals lies in NYS's State Administrative Review Act (SAPA). Provided a SPDES permittee makes a timely application to NYSDEC for renewal of an existing SPDES permit, NYSDEC may authorize, administratively, that permittee to continue to operate their regulated discharge. This continuation is typically permitted under the terms and conditions of the prior SPDES permit. It is important to note that SAPA renewal can result in situations where a SPDES permit, after several SAPA renewal cycles, may get out of alignment with applicable standards, and compliance with contemporary standards can ultimately require capital investment.

2.40 State Pollutant Discharge Elimination System (SPDES) Environmental Benefit Permit Strategy (EBPS)

"Also known in NYS regulation as a Modification Priority Ranking System, EBPS is the system that establishes procedures to manage State Pollutant Discharge Elimination System (SPDES) permit renewal applications in a manner that prioritizes permits based upon their potential or actual impact to the environment. Under this system, SPDES permit holders are assigned a score and rank that then determines the order in which NYSDEC staff carry out a full technical review to determine whether a permit needs modification. Facilities are assigned a score for applicable priority ranking factors, each of which is then multiplied by a value according to assessed potential impacts to water quality. A longevity factor is applied based on the permit type and time since full technical review (long form permit application). These scores are added together, and a rank is assigned. The higher the EBPS Permit Priority Score, the higher the priority that permit has for full technical review and modification initiated by NYSDEC."

2.41 State Pollutant Discharge Elimination System (SPDES) Permit Full Technical Review

Full technical review is the process by which NYSDEC reviews applications for SPDES permits. It is in contrast to SAPA renewal. Full technical review may be initiated by NYSDEC or may be initiated due to a permittee's request to modify their existing permit (e.g., to

increase the flow of a WWTP). Reviews are performed based upon potential water quality impact or major changes to the facility's flow and wastewater treatment system. The process involves determining whether new effluent limits and other permit requirements, such as best management practices or a compliance schedule, are needed.

2.42 Submersible Chopper Pumps

This type of pump is a centrifugal pump designed for liquid submersion, which is equipped with a cutting system that “chops” up all incoming solids prior to pumping to minimize clogging within a wastewater system.

2.43 Sullivan County Partnership

Officially “The Sullivan County Partnership for Economic Development”, is a private not-for-profit corporation that serves as the one-stop resource for business development in the County. The Partnership is a team that works to find the most advantageous and cost-effective locations for the expansion of industry and supports small business development by providing guidance and technical assistance through a variety of financing options.

2.44 Trickling Filters

A trickling filter is a step in pollutant removal at a wastewater treatment facility that uses microorganisms to remove organic matter by distributing it over a fixed bed of porous sediment.

2.45 Variable Frequency Drive (VFD)

A variable frequency drive (VFD) is an electronic device that controls the speed of an AC motor by adjusting the frequency and voltage of the power supplied to it. VFDs are energy efficient when demand on a motor or system varies, as VFD output can be varied based on demand or load. This is in contrast to across-the-line drives, which operate at full voltage and cannot be varied.

2.46 Wastewater Treatment Plant (WWTP)

A wastewater treatment plant is the location at which pollutants are removed from wastewater collected, and is a critical element of a wastewater management system. WWTPs typically involve several processes. Preliminary treatment is the measurement, screening, and removal of inorganic material (grit). Primary treatment is a physical settling process that removes larger solids (e.g., in a settling tank or clarifier). Secondary treatment

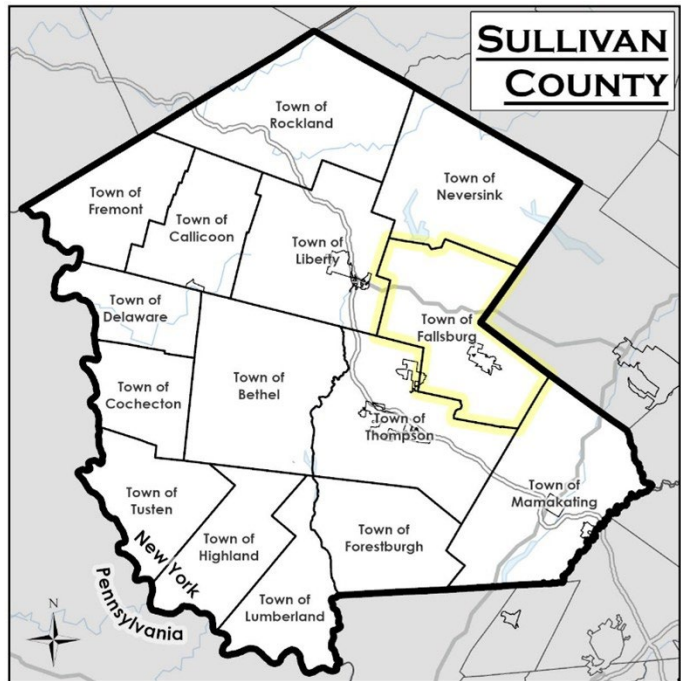
is a biological process in which dissolved solids are converted by microorganisms into a cellular or biological mass that can be later removed (e.g., in a secondary clarifier). Tertiary or advanced treatment involves disinfection (e.g., chlorine or UV light) as well as nutrient, additional solids, or biochemical oxygen demand (BOD) removal.

2.47 Water Distribution System

Water distribution system refers to the system elements that convey water from the source of supply to individual user connections. It includes infrastructure like pipes (water mains), valves, treatment facilities, storage tanks, and booster stations. Hydrants may be connected to the distribution system and serve water supply functions, such as flushing of mains, but hydrants also serve as part of fire suppression systems.

3. MUNICIPAL OVERVIEW

The Town of Fallsburg, located in east-central Sullivan County, comprises approximately 79 square miles of rolling hills, woodland tracts, and small lakes interspersed around the primary hamlets of Loch Sheldrake, South Fallsburg, Woodbourne, Hurleyville, Mountaindale, Glen Wild, Hasbrouck, Divine Corners, and Old Falls. The Village of Woodridge is entirely within the Town’s boundary, and the eastern portion of the Village



of Ateres is within Fallsburg. The Town’s development is centered along NYS Routes 42 and 52 and County Routes 52, 54, 57, 58, and 104. The Town’s population was 14,192 at the 2020 Decennial Census.

Two small portions of the Town lie within the [NYC watershed boundary](#), consisting of approximately 2.3 square miles surrounding Ulster Heights Road in the northeast, and approximately 0.5 square miles in the vicinity of Lindholm Road in the northwest. Additionally, 74% of the Town is within the [DRBC](#) watershed boundary. All of the Mountaindale sewer [service area](#) and portions of the areas serviced by the Village of Woodridge fall outside the [DRBC](#) area.

4. WATER SUPPLY AND DISTRIBUTION INVENTORY & EVALUATION

4.1 Municipal Systems

The Town provides water service via three separate water systems and their associated distribution infrastructure: Davos-Riverside, Mountaindale, and Fallsburg-WHO-LS-SF. The latter consists of four interconnected [service areas](#) covering the hamlets of Woodbourne, Hurleyville, Old Falls (WHO), Loch Sheldrake (LS), and South Fallsburg (SF). Total permitted withdrawal from all wells in the water system totals 5,674,600 [GPD](#). The Town’s system draws raw water from 22 of the 27 unconsolidated or bedrock wells. The Fallsburg Water

District was created from the consolidation of the Hurleyville, Loch Sheldrake, Fallsburg, South Fallsburg, Woodbourne, Mountindale, and Davos [water districts](#).

4.1.1 System Components Inventory and Overview

The Town of Fallsburg maintains 11 storage tanks, 3 pump stations, and a network of 58.3 miles of water main serving 21,101 people through 5,939 service connections. In 2023, average daily demand across the three water systems was 1,760,971. Overall, the Town has seven well fields and a total of 27 wells.

The WHO-LS-SF water system, while comprised of several independent sources of supply, is the only system of the three noted above that is interconnected. Water is routinely moved between the three [service areas](#) during periods of high demand, particularly in the summertime. Although the WHO-LS-SF distribution system is interconnected, not all wells can supply all portions of the Town’s system due to hydraulic conditions.

Table 1. Town of Fallsburg water withdrawal permit information (all figures in [GPD](#))

Water System	Component	Max Rate (GPD)	Average Daily w/d	Peak Day w/d	NYSDEC Permitted w/d	DRBC Permitted w/d
Fallsburg - Davos Riverside	Davos Well #1	80,640	66,654	116,000	521,000	
	Davos Well #2	86,400				
	Davos Well #3	108,000				
	Riverside Well #1	66,240				
	Riverside Well #2	80,640				
	Riverside Well #3	331,200				
Fallsburg - Mountindale	Well #1	178,560	67,317	227,000	244,000	
	Well #2	172,800				
Fallsburg - WHO LS SF	Fallsburg #1A	360,000	1,627,000	3,756,000	4,573,000	4,885,806
	Fallsburg #1B	227,520				
	Fallsburg #2A	360,000				
	Fallsburg #3	576,000				
	Fallsburg #4	288,000				
	Fallsburg #5	288,000				
	Fallsburg #6	288,000				
Fallsburg #7	1,008,000					

Water System	Component	Max Rate (GPD)	Average Daily w/d	Peak Day w/d	NYSDEC Permitted w/d	DRBC Permitted w/d
	Fallsburg #8	491,040				
	Woodbourne #1A	288,000				
	Woodbourne #2	432,000				
	Woodbourne #3	583,200				
	Sheldrake #1A	100,800				
	Sheldrake #1	288,000				
	Sheldrake #2	288,000				
	Sheldrake #3	583,200				
	Hurleyville #1	288,000				
	Hurleyville #2	288,000				
	Hurleyville #2A	216,000				

The Davos-Riverside system is permitted to withdraw about 750,000 GPD. As reported in 2024, 100% of the above system was metered at an average age per meter of six years for 1,050 people through 422 service connections. As reported, the Davos-Riverside system involves a 4.4-mile water main network.

The Mountindale system is permitted to withdraw a maximum of 244 GPM (about 350,000 GPD). As reported in 2024, 100% of the above system was metered at an average age per meter of six years for 873 people through 400 service connections. As reported, the Mountindale system involves a 4.4-mile water main network. According to the 2024 AWQR, the Town reported no violations or exceedances based on contaminant testing.

The Fallsburg-WHO-LS-SF system is permitted to withdraw a maximum of 4,573,000 GPD. As reported in 2024, 100% of the above system was metered at an average age per meter of six years for 19,178 people through 5,117 service connections. As reported, this system consists of a 49.5-mile water main network.

According to its 2024 AWQR for the Davos-Riverside system, the Town reported elevated levels of copper in excess of the MCL were detected, though it did not report a violation of water quality standards. The report indicates that the Town, in 2024, intended to make adjustments to its treatment of water, in accordance with regulatory guidelines, and increase sampling. The major source of copper in drinking water is corrosion of household

plumbing, faucets, and water fixtures. Copper is a naturally occurring metal found in rock, soil, water, and sediment, and is essential to human health in small amounts.

In addition, the Town reported one violation of water quality standards in the WHO-LS-SF due to the detection of PFOA (a subset of [PFAS](#)). These chemicals are widespread in the environment, having been used in industrial applications and in consumer goods. Under recent enactment by the EPA of new rules, [public water systems](#) have five years (by 2029) to implement solutions that reduce these [PFAS](#) if monitoring shows that drinking water levels exceed these [MCLs](#). [Public water systems](#) have until 2029 to implement solutions to reduce [PFAS](#) in drinking water, which violates one or more of these [MCLs](#) in their drinking water and must provide notification to the public of the violation.

4.1.2 Recent/Future Upgrades

The Town has a program of planned improvements, consisting of a number of projects. In 2023, the Town Board approved the expansion of its water storage in order to increase water capacity by 60%. Two new storage tanks will be integrated into Fallsburg's [water distribution system](#) through a multi-phased effort. The upgraded/replaced Old Falls Water Tank went online earlier this year.

In addition, the following upgrades to the water system are also planned:

- Water Line Replacement, Brickman Road, West
- Water Line Replacement, NYS Route 42, North
- Water Line Replacement, County Route 52, East
- Water Line Replacement, Neversink Bridge Crossing
- LaVista Drive Booster Pump Station
- Hurleyville Water Treatment System
- Davos and Riverside Well House Renovations
- Davos Water Storage Tank
- New Groundwater Source Development

The water line replacement at the “Neversink Bridge Crossing,” listed above, is being done in conjunction with a NYSDOT bridge replacement project that is underway and expected to be completed next year (2026). The NYS Route 42 North Water Line Replacement Project is a top priority because the water mains are not only aging, but they are undersized to

meet the demand. Increasing the diameter of the water main is intended to help improve the hydraulics of the system and allow the Town to more efficiently move water between hamlets in the WHO-LS-SF service area in response to shifting demands.

4.1.3 Finances and Administration

As part of the data collection process, information about system finances and budgeting was requested and researched from publicly available sources; local codes governing system administration and use were also reviewed, where publicly available. This information, where available, was used in order to develop an understanding of key metrics, including revenues and trends, expenses and trends, rate structure, revenues versus expenditures, debt service, and reserves.

Analysis of available financial information against the following metrics is as follows.

- Revenues and trends – Revenues are primarily captured through special assessments levied on benefited properties within the consolidated water district and metered sales, accounting for about 97% of all anticipated water district revenue in the 2026 budget. Historically, the Town has realized additional revenues from Water Development fees, interest/earnings, water meter sales, and NYS Dept. of Corrections.
- Expenses and trends – The 2026 appropriation is \$2.89 M, or about 10% of total appropriations. Capital improvements, equipment repair, and equipment replacement amount to \$546,000, or just under 20% of the total 2025 budget. The additional 80% of the budget accounts for relatively finite operational and administrative costs. In 2024, about \$3.0 M in capital expenditures was realized, up from about \$750,000 the prior year. The 2026 budget includes \$150,000 in capital expenditures. The contractual line under water operations has increased threefold since 2024.
- Rate structure – Water rates are charged pursuant to Chapter 135 of the Town code and the district requirements. Rates are based on metered usage. Outside-district users are charged about 2.5 times the in-district rate. Additional fees are set by resolution of the Town Board for operational costs, such as seasonal water meter commissioning and decommissioning. Chapter 135 provides for an automatic 2% annual increase unless modified by resolution of the Town Board, following a public hearing. Additional charges are levied based on assessed value in the district, pursuant to the annual Town budget.

- Revenue versus expenditures – In 2023, revenues exceeded expenses by about 20%. The following year, revenues were less than expenses by about 50%, due primarily to the aforementioned capital costs incurred by the district.
- Debt service – The 2026 budget provides for about 6% of total appropriations allocated to debt service.
- Reserves – The 2026 budget does not include a capital reserve line.
- Water use law – The water use law is Chapter 299 of the Town code.

4.2 Other Systems

Four additional users exist in the Town with capacity requiring a NYSDEC water withdrawal permit. These include: Camp Ohr Shalom, Lochmor Golf Course, Tarry Brae Golf Course, and the Woodbourne Correctional Facility. In addition, there are several private centralized water systems.

Based on information available, there are several regulated private community water systems in the Town (Table 2).

Table 2. Town of Fallsburg regulated community water systems

Water System	Service Area	SDWA #	Population	Connections
DISANTO MOBILE HOME PARK	MHP	NY5214753	70	22
FOXCROFT VILLAGE	MHP	NY5201344	800	327
HASBROUCK ESTATES MHP	MHP	NY5221877	66	22
SULLIVAN CORRECTIONAL FACILITY	Institution	NY5220234	915	1
SUNRISE MOBILE PARK LLC	MHP	NY5220961	100	28
THE ORCHARDS	Residential	NY5230226	332	83
WOODBOURNE CORRECTIONAL FACILITY	Residential	NY5203012	997	13
RAL-HAL / VENETIAN VILLAS	Residential	NY5230245	300	47

4.3 Challenges and Opportunities

Seasonality of demand is a challenge, with some portions of the system experiencing peak seasonal demand of three times that of off-peak months.

Given the sustained development pressures within the Town, a Capacity Analysis was conducted in 2023 by the Town’s engineer to quantify the potential demands on the water system. That analysis showed that although the Town may have sufficient permitted capacity to meet current and projected future demands, available pumping capacity and the hydraulic limitations of the [water distribution system](#) are constraints. It is unclear the extent to which the existing system of transmission and distribution mains has the capacity to convey additional water even if additional production were to occur, and an opportunity lies in further investigation of system hydraulics.

5. SANITARY SEWER AND WASTEWATER TREATMENT INVENTORY & EVALUATION

5.1 Municipal Systems

The Town provides municipal sewer service and has established the Consolidated Sewer Collection District, which includes the South Fallsburg, Loch Sheldrake, and Mountaindale wastewater treatment facilities. In 1989, the Town of Fallsburg consolidated four [sewer districts](#) into the current Consolidated Sewer District. These districts were Mountaindale, Davos, South Fallsburg, and Loch Sheldrake.

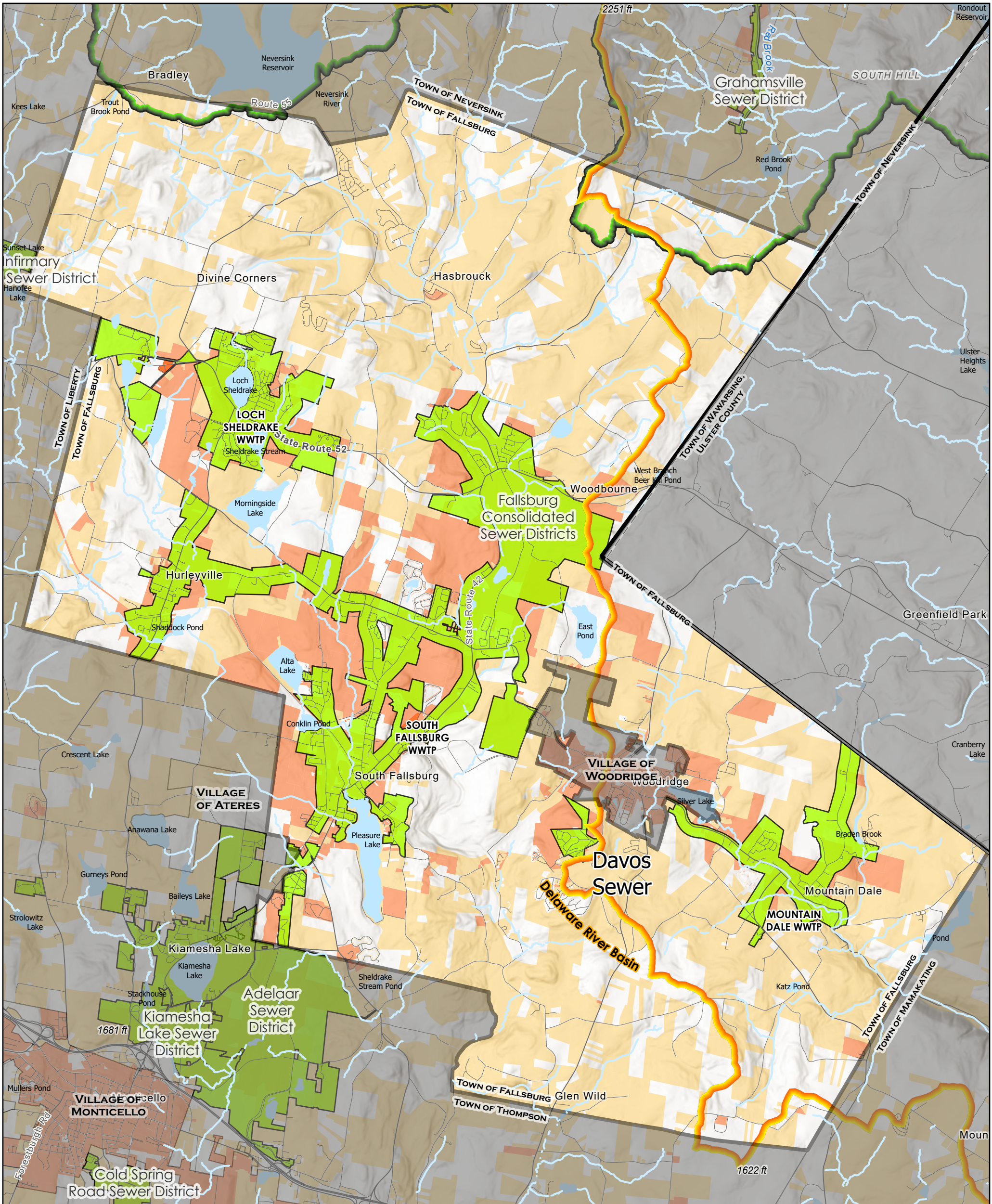
5.1.1 System Components Inventory and Overview

The Town provides sewer service with a system consisting of three wastewater treatment plants (South Fallsburg, Loch Sheldrake, and Mountaindale [WWTP](#)) and associated conveyance infrastructure, including 25 pump stations, 19 grinder pumps, and approximately 34 miles of sewer mains. The former Davos District sends its wastewater to the Village of Woodridge [WWTP](#).

5.1.1.1 South Fallsburg WWTP

The South Fallsburg [WWTP](#) accommodates the majority of the Town’s wastewater treatment, serving the Hamlet of Woodbourne and two adjacent state prison complexes (collectively, the Woodbourne sewer [service area](#)). It also receives flow from the Hamlet of Fallsburg, the Hamlet of Hurleyville, and the Hamlet of South Fallsburg.

The South Fallsburg [WWTP](#) is permitted to discharge into the Neversink River with a limit of 3.3 [MGD](#) and has an average flow and design flow of 3.26 [MGD](#). In spring, fall, and winter, the system treats less than 2.0 [MGD](#); however, it experiences seasonal (summer) peaks that can exceed permitted flow. [NYSDEC](#) recently issued an updated [SPDES](#) permit that

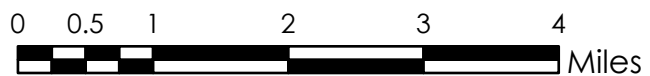


TOWN OF FALLSBURG WASTEWATER FACILITIES MAP

SULLIVAN COUNTY, NEW YORK



Prepared by: Delaware Engineering, DPC
 Date: January 2026
 Source: Sullivan County, NYSDEC, ESRI World Terrain



- | | | |
|--|----------------------|----------------------|
| Municipal Sewer Service Areas | Delaware River Basin | Other Municipalities |
| Centralized or Regulated Decentralized Service | NYC Watershed | Stream |
| Individual On-Site Systems | Town Boundary | Waterbody |

would permit the Town to treat up to 4.5 [MGD](#) after a comprehensive plant upgrade is completed (see Recent/Future Upgrades)

According to [NYSDEC's EBPS](#), this facility received a rank of 372 and a score of 35. The score components are based on the age of the existing [SPDES](#) permit and time since the last time the facility submitted a long-form permit application, together with required comprehensive effluent sampling. In general, the higher the [EBPS](#) rank, the more likely it is that the permit for this facility will undergo a [full technical review](#) by [NYSDEC](#) in the near future.

5.1.1.2 Loch Sheldrake WWTP and Conveyance System

The Loch Sheldrake [WWTP](#) treats wastewater from the Hamlet of Loch Sheldrake and the Inner Circle development near the Town of Liberty boundary within an area of 2.15 square miles. The [WWTP](#) was constructed in 1938 and upgraded in the mid-1980s to a design flow capacity of 0.7 [MGD](#). The plant discharges into the Sheldrake Stream.

According to [NYSDEC's EBPS](#), this facility received a rank of 331 and a score of 62. The score components are based on the age of the existing [SPDES](#) permit and time since the last time the facility submitted a long-form permit application, together with required comprehensive effluent sampling. In general, the higher the [EBPS](#) rank, the more likely it is that the permit for this facility will undergo a [full technical review](#) by [NYSDEC](#) in the near future.

Between 2009 and 2016, the plant was further upgraded to address effluent limits, headworks equipment, sludge processing equipment, and components of the anaerobic digester and other process equipment and components. Additionally, sanitary and storm sewers were improved to reduce peak flows, and the plant was expanded and upgraded to meet new permit limits at a higher flow. The New Hope Pump Station's (1032 State Route 52) pumps were replaced with [Submersible Chopper Pumps](#). It is understood that [I&I](#) during wet weather events impacts this system.

5.1.1.3 Mountaindale WWTP and Conveyance System

The Mountaindale [WWTP](#) serves the Hamlet of Mountaindale and users located between the Village of Woodridge, at Mountaindale Road, and the county line at Post Hill Road. It operates seasonally, from May 1st to November 30th, using an overland flow system for wastewater treatment. The facility has undergone no major upgrades since its installation in 1985. Also, while the [WWTP](#) was built in 1985, it was built using technology that, for the time, had been eclipsed, and it is a lagoon system, which has certain limitations in terms of treatment capacity.

The Mountaindale [WWTP](#) is the only [WWTP](#) in the Town that discharges into waters that are part of the Hudson River Basin, and is not situated within the [Delaware River Basin](#), [resulting in a different regulatory structure with respect to](#) effluent limits. The [WWTP](#) discharges to Sandburg Creek and currently holds a permit to treat up to 0.180 [MGD](#). The [WWTP](#) has been operational for 40+ years, whereas violations and operational difficulties have necessitated upgrades. Key treatment components are deteriorating or have surpassed their intended lifespan. The EPA issued a Notice of Significant Non-Compliance (SNC) on 4/11/24 due to exceedances of the effluent limit between May and October of 2023.

According to [NYSDEC's EBPS](#), the Mountaindale [WWTP](#) facility received a rank of 272 and a score of 86. The score components are based on the age of the existing [SPDES](#) permit and time since the last time the facility submitted a long-form permit application, together with required comprehensive effluent sampling. In general, the higher the [EBPS](#) rank, the more likely it is that the permit for this facility will undergo a [full technical review](#) by [NYSDEC](#) in the near future.

In addition, with the Hamlet of Mountaindale experiencing growth from new developments, the [WWTP](#) lacks additional capacity for the summer months, as it is presently running near its capacity and exceeds its allowed limits during the summer. In 2023, a sewer area capacity study was performed, including a build-out analysis, of the Mountaindale [service area](#). This study explored the existing sewer [service area](#) as well as the full build-out potential of surrounding vacant lands. The vacant parcel analysis found that up to 224 new housing units could be built if all vacant acreage were used, contributing a potential 147,000 [GPD](#).

In terms of the collection system, the existing pump station has reached the end of its useful life and requires upgrades to continue to operate at its current capacity. Much of the [WWTP](#) processes and equipment lack redundancy, which is required by current regulatory standards. An [I&I](#) study was performed in 2018 for the Hamlet of Mountaindale, and it was found to be minimal.

Additional [I&I](#) studies were performed for the Davos system (connected to the Village of Woodridge [WWTP](#)) and the Community Park system (located within Mountaindale). The Davos system was shown to have [I&I](#) that contributes significantly during wet weather events.

Wastewater from Davos is treated at the Woodridge [WWTP](#) through some kind of agreement with the Town that is decades old. As noted in the Village of Woodridge chapter (§ **Error! Reference source not found.****Error! Reference source not found.**)the system's

capacity is also a concern, and redirecting flow from Davos to another location for treatment is a desired option. One of the alternatives being considered is whether that flow can be directed to the Mountindale [WWTP](#) instead.

5.1.1.4 *Avon WWTP*

This facility is owned by the Town and has an inactive but renewed [SPDES](#) permit through March 31, 2030. This permit initially became effective on May 1, 2004, and was last modified in 2008. The permit allows for a monthly average flow of 79,000 [GPD](#) of discharge from its [WWTP](#) into the Neversink River, a Class B trout stream. The plant has not been in operation for nearly 20 years.

According to [NYSDEC's EBPS](#), this facility received a rank of 7 and a score of 278. The score components are based on the age of the existing [SPDES](#) permit and time since the last time the facility submitted a long-form permit application, together with required comprehensive effluent sampling. In general, the higher the [EBPS](#) rank, the more likely it is that the permit for this facility will undergo a [full technical review](#) by [NYSDEC](#) in the near future.

5.1.2 *Recent/Future Upgrades*

This section outlines recently completed and planned upgrades.

5.1.2.1 *South Fallsburg WWTP*

The South Fallsburg [WWTP](#) was constructed with [trickling filters](#) in the late 1960s, was expanded to include [rotating biological contactors \(RBCs\)](#) in the early 1980s, and received several upgrades to keep the facility running beyond its useful life. The facility is slated to be upgraded for a treatment capacity of 4.5 [MGD](#) seasonal flow at an estimated cost of \$110 M. Improvements associated with this upgrade include modifications to the buildings, electrical service updates, and new process equipment. The process technology allows for future expansion to 6.00 [MGD](#). The cost to increase from 4.5 [MGD](#) to 6.0 [MGD](#) is expected to be less than the other planned improvements, at approximately \$15-\$20 M, based on 2025 construction costs.

The primary components of the upgrades include the expansion and construction of additional basins and buildings to improve filtration and increase treatment capacity; the installation of additional filtration components within the basins and buildings; the replacement of pumps; the construction of a second pipeline; the installation of additional bulbs for the Ultraviolet system; and the expansion of chemical storage. The Town Board has signed off on the design plan and approved a \$110 M bond resolution. The project was

approved for a \$10 M WQIP grant in 2024 and has qualified for up to \$25 M in hardship (0%) financing from [NYSEFC](#), and up to \$25 M in subsidized financing from [NYSEFC](#).

5.1.2.2 *Mountindale*

The Mountindale Pump Station experiences significant [ragging](#) during the high July/August flows, causing, on occasion, surcharges of the station due to clogged pumps. A temporary bypass pumping system was installed at this station during July and August of 2023, and it was recommended that a permanent bypass system be installed in 2024. The design and permitting of permanent upgrades to this station to eliminate the ragging is complete. The next step is securing bids for these upgrades and completing the construction. The construction timeline will be approximately 1 year from the execution of contracts. In addition, the Town received an Engineering Planning Grant (from [NYSEFC](#)) to study the Mountindale [WWTP](#) and recommend a comprehensive series of upgrades, which will likely include a change in the treatment process to accommodate nutrient removal.

5.1.3 *Finances and Administration*

As part of the data collection process, information about system finances and budgeting was requested and researched from publicly available sources; local codes governing system administration and use were also reviewed, where publicly available. This information, where available, was used in order to develop an understanding of key metrics, including revenues and trends, expenses and trends, rate structure, revenues versus expenditures, debt service, and reserves.

Analysis of available financial information against the following metrics is as follows.

- [Revenues and trends](#) – Revenues are primarily captured through special assessments levied on benefited properties within the district and sewer rents, accounting for 99% of all anticipated [sewer district](#) revenue. Sewer development fees and interest/earnings make up other sources of revenue.
- [Expenses and trends](#) – The 2026 budget provides for total appropriations of \$5.43 M, which is about 19% of the Town budget. The 2025 Town Budget includes about \$5 M for total district expenses, with about 30% of this budget allocated to capital costs (debt service and reserve) and the remainder allocated to operational and administrative costs.
- [Rate structure](#) – Sewer rents are charged based on 80% of metered water usage, pursuant to Chapter 230 of the Town code. The balance of O&M and debt service costs is paid through an additional property tax assessed to system users based on the number of units assigned to the property. Unit count is assigned based on use

for each residential, commercial, institutional, and industrial user. Unit counts for vacant land are assessed at either a rate based on road frontage (1 unit for each 25 ft.) or, for larger lots, total acreage. In addition to the unit charges based on property use, all improved property is also assessed based on road frontage at the same rate as vacant land. Rates are to be set by the Town Board by resolution. Industrial users may be charged additional fees, pursuant to the resolution of the Town Board. Capital impact fees are assessed pursuant to Art. III of the sewer use law.

- Revenue versus expenditures – Actual figures from 2023 and 2024 show that sewer revenues have exceeded expenditures, which appears to be due to land development fees and interest earnings.
- Debt service – The 2026 budget provides for about \$1.0 M in debt service, which is about 18% of total sewer appropriations.
- Reserves – The 2026 budget does not include a capital reserve line.
- Sewer use law – The sewer use law is Chapter 230 of the Town code.

5.2 Other Systems

Several private wastewater facilities with SPDES permits are located throughout the Town of Fallsburg. These include industrial facilities such as Fallsburg Terminals, Riato Stone, LLC, and privately-operated wastewater treatment plants serving several residential developments (The Orchards, Riverside Estates, and Rosemond Estates). Other SPDES permit filings show several wastewater facilities either planned or constructed in the Town.

5.2.1 Fallsburg Terminals, LLC

This bulk petroleum storage facility is owned by Fallsburg Terminals, LLC, and has an active and renewed SPDES permit through February 28, 2027. This permit initially became effective on March 1, 1993, and has not been modified. The permit allows for unlimited stormwater runoff and tank test water discharge into a tributary of the Neversink River, a Class B stream.

5.2.2 Riato Stone, LLC

This sand and gravel mine is owned by Riato Stone, LLC, and is covered under a SPDES permit for discharges of up to 200,000 GPD from its 18.2-acre sand and gravel mine's dredge pond. It is currently in the process of applying for a new Individual Permit in relation to a proposed 13.4-acre expansion, to discharge unlimited process wastewater and

stormwater runoff into a tributary of the East Mongaup River, a Class B trout stream. Once approved, the discharge will be subject to the current water quality standards.

5.2.3 The Orchards WWTP

This facility is owned by Oco Realty, LLC, and has an active and renewed [SPDES](#) permit through November 30, 2025. This permit initially became effective on September 4, 2015, and has not been modified. The permit allows for a monthly average flow of 54,000 [GPD](#) of discharge from its [WWTP](#) into the Sheldrake Stream via Coney Brook, a Class C stream.

5.2.4 Riverside Estates WWTP

This facility is a small sand-filter system designed to service a PUD that never materialized, and it currently only serves a handful of homes. It is currently owned by D&N Management Corp and has an active and renewed [SPDES](#) permit through August 31, 2027. This permit initially became effective on May 1, 2012, and has not been modified. The permit allows for a monthly average flow of 22,500 [GPD](#) of discharge to groundwater; the [WWTP](#) currently receives about 1,575 GPD. A modification took effect on September 1, 2022, requiring the transfer of ownership of the facility to a government agency, municipality, or sewage works corporation on or before August 31, 2027.

5.2.5 Rosemond Estates

This facility is owned by Rosemond Owners Corporation and has a [SPDES](#) permit that was initially effective on July 1, 2013, and has not been modified. Renewal documentation was unavailable. The permit allows for a monthly average flow of 9,350 [GPD](#) of discharge from its [WWTP](#) into a tributary of Silver Woods Lake, a Class D stream.

5.2.6 Davos WWTP

This facility treats wastewater from a portion of the Davos Development outside Woodridge (i.e., the portion that doesn't go to the Woodridge [WWTP](#) for treatment). It is a package plant with a permitted flow of 100,000 GPD and it currently treats between 20,000 GPD to 30,000 [GPD](#) on average. The treatment technology uses [rotating biologic contactors \(RBCs\)](#), and the [WWTP](#) discharges to surface water (Neversink River, Middle Stem). The [SPDES](#) permit lapsed and the current owner is working with [NYSDEC](#) to renew it. A draft permit was issued in April of 2025.

5.2.7 Other Permits

A [SPDES](#) permit has been issued for the Camp Mesifita Nachlas Yakov facility involving a renewal of a permit to operate a wastewater facility with a discharge to groundwater.

The following permits have pending decisions have been determined incomplete:

- Oraysa Sewage-Works Corp for a discharge to surface waters involving a reauthorization of a prior [SPDES](#) permit and facilities expansion;
- Camp Ger for a 30,000 [GPD](#) discharge to surface waters for a facility involving a religious camp served by multiple septic tanks and a dual storage pond/infiltration lagoon with surface discharge;
- Gan Eden Estates for a discharge to surface waters in connection with a 534-unit development (situated primarily within the Town of Thompson, with a small portion in the Town);
- Mountain Crest Mobile Home Park Inc for reauthorization of a discharge of 24,000 [GPD](#) to surface waters;
- Sheldrake Karmel Rd Properties LLC for a new permit involving a discharge of 52,000 [GPD](#) to surface waters; and
- Camp Bnos Belz for modification of a permit involving a discharge of 20,000 [GPD](#) to groundwater.

5.3 Challenges and Opportunities

Seasonality of flow constitutes a key challenge, with some portions of the system exceeding permit parameters due to higher flows received during peak usage. In addition, land development activity has placed added demands on the Town's sewer infrastructure.

The sewer infrastructure serving the Hamlet of Mountaindale needs to be upgraded, given that its age exceeds the expected service life. The proposed alternatives include repair and replacement, new construction, and general site enhancements. Reducing [I&I](#) in the collection system tributary to the [WWTP](#) will have an impact on the design capacity of the upgraded Mountaindale [WWTP](#).

The Mountaindale [WWTP](#) upgrades may be an opportunity to optimize and centralize overall sewer service to this part of the Town. As part of upgrades to the Mountaindale [WWTP](#), and in response to a request from [NYSDEC](#), the Town is looking at whether the flow from the aforementioned Riverside Estates and Davos [WWTP](#), which, as noted, are private facilities, could be directed to the Town-operated Mountaindale [WWTP](#) once it is upgraded instead. Accordingly, the engineering report for the [WWTP](#) upgrades will look at design flows needed to accommodate not only future flows from parcels in the Mountaindale sewer [service area](#), but also existing flow from Davos that goes to the Woodridge [WWTP](#),

existing flow to the private Davos [WWTP](#), and the private Riverside Estates sand filter system.

Finally, [I&I](#) in portions of the system is a challenge. For example, the Loch Sheldrake [WWTP](#) experiences disruption of operations during significant rain events, and the Town recently completed [I&I](#) investigations in the Laurel Avenue portion of the South Fallsburg [service area](#). [I&I](#) mitigation in targeted areas throughout the consolidated system represents a potential next step.

6. METHODOLOGY AND SOURCES

In preparing this report, publicly available data were collected and reviewed, along with any additional documentation supplied by a municipal representative, county office, or other authoritative sources. In addition, the project team contacted and interviewed key individuals who have specialized knowledge of their local systems. The following is a list of sources consulted.

- Camp Ohr Shalom 2023 Water Withdrawal Report (WWR0000209)
- Davos-Riverside 2023 Water Withdrawal Report (WWR0000401)
- Lochmor 2023 Water Withdrawal Report (WWR0000919)
- Mountaindale 2023 Water Withdrawal Report (WWR0001055)
- Tarry Brae 2023 Water Withdrawal Report (WWR0001524)
- Fallsburg-WHO-LS-SF 2023 Water Withdrawal Report (WWR0000506)
- Woodbourne Correctional 2023 Water Withdrawal Report (WWR0001734)
- Davos-Riverside Annual Water Quality Report ([AWQR](#)) 2024 (NY5210302)
- Mountaindale Annual Water Quality Report ([AWQR](#)) 2024 (NY5203322)
- Fallsburg-WHO-LS-SF Annual Water Quality Report ([AWQR](#)) 2024 (NY5203324)
- Woodbourne Correctional Annual Water Quality Report ([AWQR](#)) 2024
- Fallsburg 2025 Town Budget
- Consolidated Fallsburg Sewer District Map, Plan, & Report (2024)
- Mountaindale [WWTP](#) Upgrade Preliminary Engineering Report (2018)

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- Mountindale Collection System Drawings (1982-1989)
 - Mountindale [WWTP](#) Reports
 - Mountindale [WWTP](#) Drawings (1982 & 1989)
 - Davos [WWTP](#) Construction Drawings (1989)
 - Davos [WWTP](#) Modification Drawings (2006)
 - Davos Collection System Drawings (1972-2022)
 - Avon [WWTP](#) Evaluation (2018)
 - Loch Sheldrake [WWTP](#) Preliminary Design Report (2022)
 - Loch Sheldrake [WWTP](#) Reports
 - [NYSDEC](#) Environmental Benefit Permit Strategy ([EBPS](#)) 2025 Rankings
 - [NYSDEC](#) Department Application Review Tracking (DART) system (accessed October 2025)
 - EPA [Community water system](#) Service Area Boundaries (accessed September 2025)
 - EPA Detailed Facility Report: Sullivan Correctional Facility
 - EPA Detailed Facility Report: Foxcroft Village
 - EPA Detailed Facility Report: Sunrise MHP, LLC.
 - EPA Detailed Facility Report: Hasbrouck Estates MHP
 - EPA Detailed Facility Report: The Orchards
 - EPA Detailed Facility Report: Fallsburg WHO-LC-SF
 - EPA Detailed Facility Report: DiSanto Mobile Home Park
 - EPA Detailed Facility Report: Woodbourne Correctional Facility
 - EPA Detailed Facility Report: Woodridge Village
 - EPA Detailed Facility Report: RALHAL / Venetian Villas
 - [DRBC](#) Wastewater Discharge Docket D-2012-019 CP-2 (RALHAL)
 - [DRBC](#) Wastewater Discharge Docket D-1981-066 CP-2 (Avon)

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- [DRBC](#) Wastewater Discharge Docket D-1982-059 CP-2 (Fallsburg)
 - [DRBC](#) Wastewater Discharge Docket D-2014-019 CP-1 (Orchards)
 - [DRBC](#) Water Withdrawal Docket D-2007-028 CP-2 (Woodbourne Correctional)
 - [DRBC](#) Water Withdrawal Docket D-1990-105 CP-5 (Fallsburg)
 - 2024 Mid-Hudson Momentum Grant Application to NYS Empire State Development