



MINUTES OF THE EASEMENT COMMITTEE MEETING

December 4, 2024

MEMBERS PRESENT:

Tom Hutson, *Committee Chair*
Paul Gallay, *via Teams*
Wayland 'Bud' Gladstone
Karl Gockel, *via Teams*
John Verhoeven, *via Teams*
Shilo Williams, *NYC DEP, via Teams*

MEMBERS ABSENT:

Fred Huneke

OTHERS PRESENT:

Ryan Naatz, *Executive Director*
Serena Orleski, *Easement Program Manager*
Bill Martin, *Easement Program Acquisition Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Dennis Heinz, *Senior Land Stewardship Specialist*
Matt Schaefer, *Land Conservation Stewardship Specialist, via Teams*
Troy Bookhout, *Easement Program Conservation Planner*
Kayla Atanasoff, *Easement Program Executive Assistant*
Michael Vander Werff, *NYC DEP, via Teams*
Lee Harris, *NYC DOI, via Teams*
Morgan Tarbell, *NYS DOH, via Teams*

PUBLIC ATTENDEES:

Sean Leddy, *Delaware County Planning, via Teams*
Nick Carbone, *Delaware County Watershed Affairs, via Teams*

I. CALL TO ORDER

The meeting was called to order at 10:02 a.m.

II. APPROVAL OF MINUTES

Motion to approve the Minutes of the November 4, 2024 public meeting of the Easement Committee.

Motion: Bud Gladstone

Second: John Verhoeven

Motion Carried

III. ADDITIONS/DELETIONS TO AGENDA

A. PPR Ask – *added as a Discussion Item in Executive Session*

B. (PID# 6600): Amendment Request Update – *added as a Violation/Legal Update in Executive Session*

IV. CHAIR'S REPORT/PROGRAM MOTIONS

A. Chair's Report

Tom reported that himself and Fred will be meeting with a representative from the American Farmland Trust (AFT) on December 13th and welcomed others to join.

B. Easement Program Records Retention Policy

Motion to approve the draft Easement Program Records Retention policy, dated December 4, 2024 for review by the WAC Executive Committee, and eventual consideration for approval by the Council of Directors, as detailed in the WAC Policy Formation guidance document.

Motion: Karl Gockel

Second: Shilo Williams

Motion Carried

C. 2025 Routine Annual Monitoring Schedule

Motion to approve the 2025 Routine Annual Monitoring Schedule as written, submitted by Mike Morales, Stewardship Coordinator, dated November 18, 2024.

Motion: John Verhoeven

Second: Bud Gladstone

Motion Carried

V. DISCUSSION ITEMS

A. NY Farmland Finder Website.

Serena presented the Farmland Finder website, maintained in partnership with the American Farmland Trust (AFT) and the NYS Department of Agriculture and Markets, to connect farms and farmers. She added this discussion item to make Committee members aware for their own use, but also to get the word out that this resource is available - particularly for farms in transition. Easement staff would be available if someone needed assistance creating a profile.

John asked if the Agricultural and Economic Viability Programs were aware of this resource. Serena said that she was uncertain, but it was a discussion item she planned to bring up in a meeting with senior leadership later in the day. She also noted that she attends quarterly meetings with AFT staff, so she encouraged Committee members to reach out if they have any questions or thoughts that could be brought to those meetings.

B. January EC

The January Committee meeting landed on the New Years holiday. Not seeing any suitable alternative dates/times at the beginning of the month, and considering that the February packet deadline is January 21st, she proposed canceling the meeting and asked if there were

any objections (there we none).

VI. STEWARDSHIP MOTIONS

A. Stoop, Mark & Nancy (PID# 6046-00): Final Subdivision Approval

Mike presented this motion. He explained that the Committee preliminarily approved a subdivision request from the landowners, Mark & Nancy Stoop, in October. Following approval, a survey was performed in November by Wakin Land Surveying (Mike was on-site to mark the approximate corners of the Acceptable Development Area (ADA)) and the landowners have finalized the deed language with their attorney for the conveyance of the subdivided parcel to their daughter.

Mike noted that there were a couple of minor changes made to the final survey included in the packet materials:

1. Updated acreages for the Resource Protection Area (RPA) and Farm Area (FA);
2. Removal of GPS waypoint locations of the approximate corners of the ADA that Mike identified in the field.

Motion to grant final approval for the revised subdivision request submitted by Mark & Nancy Stoop as described in the Easement Program Staff memo and the Stoop Subdivision Plan dated September 10, 2024. The landowner has provided the Easement Committee with a metes and bounds survey, prepared by a licensed professional surveyor at the landowner's sole expense, in order to obtain a final approval of the subdivision. Prior to the actual deed conveyance of the property, the Stoop's shall submit the proposed deed for WAC Easement Program Staff to review and approve.

Motion: Bud Gladstone

Second: Paul Gallay

Motion Carried

VII. STEWARDSHIP UPDATES

A. Gray, James & Joyce (PID# 6058-00): Emergency Stream Work

Mike presented this update. He explained that staff have received a few emergency stream work requests following recent storms. The Deed of Conservation Easement (CE) does allow for emergency stream work without prior approval from the Easement Program. Mike has been working with the Watershed Agricultural Program (WAP) as they finalize the repair design for an existing livestock crossing on the property.

VIII. EXECUTIVE SESSION (IX-XI)

Motion at (time) to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project

Motions/Updates, and Other Business.

Motion: John Verhoeven

Second: Bud Gladstone

Motion Carried

Motion at 11:19 a.m. to come out of Executive Session.

Motion: John Verhoeven

Second: Bud Gladstone

Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

(PID# 6600): Amendment Request Update

X. ACQUISITION PROJECT MOTIONS/UPDATES (*MOTIONS IN PUBLIC MEETING*)

ACE Project Motions

- A. (PID# 6188): Land Plan Approval & Appraisal Authorization - *Tabled on November 4, 2024*

Motion to remove the motion from the table.

Motion: John Verhoeven

Second: Paul Gallay

Motion Carried

Motion to approve the Land Plan for PID# 6188 as shown on the Land Planning Maps dated September 20, 2024, as presented, and authorize appraisal of an easement under the following scenario:

Two (2) ADAs consisting of ~26.75 acres combined, three (3) RPAs consisting of ~29.5 acres, three (3) FAs consisting of ~608.1 acres combined, and zero (0) additional tax parcels.

<u>Existing</u>			<u>Land Plan</u>			<u>Total</u>		
Tax parcels:	4	+	Subdivision:	0	=	Tax parcels:	3	
Residences:	1		Residences:	1	=	Residences:	2	
			ADA:	2	=	ADA:	2	

Motion: John Verhoeven

Second: Paul Gallay

Yay: Tom Hutson, Paul Gallay

Nay: Shilo Williams, John Verhoeven, Karl Gockel, Bud Gladstone

Motion Denied

FCE Project Motions

A. December 2024 FCE Applicant Approvals

1. FCE Property 1 (PID# 6248): Applicant Approval

PID# 6248 - Motion to Approve Applicant.

Motion: Karl Gockel

Second: Shilo Williams

Motion Carried

2. FCE Property 2 (PID# 6329): Applicant Approval

PID# 6329 - Motion to Approve Applicant.

Motion: Karl Gockel

Second: John Verhoeven

Nay: Shilo Williams, Karl Gockel, John Verhoeven, Bud Gladstone, Tom Hutson, Paul Gallay

Motion Denied

Updates

A. Current Offers

XI. DISCUSSION/OTHER BUSINESS

A. Guideline Revisions

B. PPR Ask

C. Deeds with DEC Arbiter Language

XII. ADJOURNMENT

The meeting was adjourned at 11:24 a.m. by common consent.

The next meeting will be held on **Wednesday, February 5, 2025 at 10:00 a.m., via Teams**