



MINUTES OF THE EASEMENT COMMITTEE MEETING

November 4, 2024

MEMBERS PRESENT:

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

MEMBERS ABSENT:

John Verhoeven

OTHERS PRESENT:

Serena Orleski, *Easement Program Manager*
Bill Martin, *Easement Program Acquisition Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Matt Schaefer, *Land Conservation Stewardship Specialist*
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
Paul Kacmarczyk, *NYS DOH*, via Teams
Morgan Tarbell, *NYS DOH*, via Teams

PUBLIC ATTENDEES:

Nick Carbone, *Delaware County Watershed Affairs*, via Teams

I. CALL TO ORDER

The meeting was called to order at 2:08 p.m.

II. APPROVAL OF MINUTES

Motion to approve the Minutes of the October 2, 2024 public meeting of the Easement Committee.

Motion: Fred Huenke

Second: Shilo Williams

Motion Carried

III. ADDITIONS/DELETIONS TO AGENDA

None

IV. CHAIR'S REPORT/PROGRAM MOTIONS

A. Chair's Report

B. Forest CE Applicant Selection Guideline Revision

Motion to approve the Forest CE Applicant Selection Guideline, as revised November 4, 2024.

Motion: Karl Gockel

Second: Paul Gallay

Motion Carried

C. Agricultural CE Applicant Selection Working Group

Motion to form the Agricultural CE Applicant Selection Working Group for scoring and ranking of new ACE applicants.

Motion: Fred Huneke

Second: Bud Gladstone

Motion Carried

D. Forest CE Applicant Selection Working Group

Motion to form the Forest CE Applicant Selection Working Group for scoring and ranking of new FCE applicants.

Motion: Paul Gallay

Second: Shilo Williams

Motion Carried

V. DISCUSSION ITEMS

None

VI. STEWARDSHIP MOTIONS

A. Phoenix, Laura (PID# 6137-00): Ag. Structure Request – Ag. Building over 5000 sq. ft. outside of the ADA

Troy presented this motion. He explained that the landowner requested the construction of a barnyard with manure storage for her horse operation. This is a best management practice (BMP) prescribed by the Watershed Agricultural Program. The landowner has pre-existing agricultural structures; the proposed structure would exceed the 5,000 sq. ft. threshold but not the 2% cap for the Farm Area.

Motion to approve the request dated October 3, 2024, from Laura Pheonix (CE ID# 6137-00) to construct a new Agricultural Building or Improvements over 5,000 sq. ft. located within the Farm Area as presented and described in the Ag structure Request – Ag. Building over 5000 sq ft outside of the ADA Memo dated October 18, 2024.

Motion: Karl Gockel

Second: Bud Gladstone

Motion Carried

VII. STEWARDSHIP UPDATES

- A. Schmidt, Richard (PID# 6139-00): Forest Harvest Plan-Staff Approval

Matt presented this update. He explained that he received a request from the landowners for a harvest of primarily ash; the harvest would remove approximately 300 trees across 42 acres. There are no stream crossings but there are several seeps that may need to be addressed before close-out. There are 3,500 ft. of existing skid trails that will be utilized, and approximately 4,000 ft. of new skid trails that will be implemented.

Mike added that, as with all harvests, WAC forestry staff will monitor the harvest from week to week to ensure that there are no impacts to water quality.

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 2:19 p.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.

Motion: Fred Huneke

Second: Paul Gallay

Motion Carried

Motion at 3:22 p.m. to come out of Executive Session.

Motion: Bud Gladstone

Second: Shilo Williams

Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

- A. (PID# 6132-00): Encroachment Violation
- B. (PID# 6210-00): Structure located within the RPA

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

ACE Project Motions

- A. (PID# 6188): Land Plan Approval & Appraisal Authorization

Motion to table 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.

Existing

Land Plan

Total

Tax parcels: 4 + Subdivision: 0 = Tax parcels: 3

Residences: 1 Residences: 1 = Residences: 2
 ADA: 2 = ADA: 2

Motion: Fred Huneke

Second: Paul Gallay

Motion Carried

FCE Project Motions

- A. (PID# 6324): Land Plan Approval & Appraisal Authorization

Motion to approve the Land Plan for PID# 6324 based on the Land Planning Maps dated August 13, 2024, as presented, and authorize appraisal of an easement under the following scenario:

Two (2) ADAs consisting of ~8.82 acres total, two (2) MUAs consisting of ~100.03 acres, and three (3) FAs consisting of ~130.59 acres, and zero (0) additional tax parcels.

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

Motion: Paul Gallay

Second: Karl Gockel

Recused: Bud Gladstone

Nay: Shilo Williams, Karl Gockel, Fred Huneke, Paul Gallay

Motion Denied

- B. (PID# 6290): Final Documents Approval

Motion to approve final easement, BDR, title insurance, survey, and ESA for PID#6290 conservation easement project, contingent upon receipt of COFA.

Motion: Karl Gockel

Second: Paul Gallay

Motion Carried

- C. (PID# 6322): Appraisal Approval, Offer Authorization, and Purchase & Sale Contract Execution

Motion to approve appraisal, authorize offer, and execute contract for the purchase and sale of a Forest Easement for PID #6322, encompassing +/- 173.22 acres, at the full easement value of \$580 per acre.

Motion: Paul Gallay

Second: Karl Gockel

Motion Carried

Updates

None

XI. DISCUSSION/OTHER BUSINESS

- A. Draft Easement Program Records Retention Policy

XII. ADJOURNMENT

The meeting was adjourned at 3:30 p.m. by common consent.

The next meeting will be held on **Wednesday, December 4, 2024 at 10:00 a.m., via Teams**