



MINUTES OF THE EASEMENT COMMITTEE MEETING

July 5, 2023

MEMBERS PRESENT:

Tom Hutson, *Chair*
Dave Cammer
Paul Gallay
Wayland 'Bud' Gladstone
Karl Gockel
Fred Huneke
John Vickers, *NYC DEP Representative*

MEMBERS ABSENT:

John Verhoeven

OTHERS PRESENT:

Ryan Naatz, *Executive Director*
Serena Orleski, *Easement Program Manager*
Bill Martin, *Easement Program Acquisition Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Brent McKeon, *Land Conservation Stewardship Specialist*
Matt Schaefer, *Land Conservation Stewardship Specialist*
Troy Bookhout, *Easement Program Conservation Planner*
Kayla Atanasoff, *Easement Program Executive Assistant*
Sara Storrer, *NYC DEP*
Lee Harris, *NYC DOI*
Paul Kacmarczyk, *NYS DOH*
Morgan Tarbell, *NYS DOH*

PUBLIC ATTENDEES:

Sean Leddy, *Delaware County Planning*

I. CALL TO ORDER

The meeting was called to order at 10:05 a.m.

II. APPROVAL OF MINUTES

Motion to approve the Minutes of the June 7, 2023 public meeting of the Easement Committee.

Motion: John Vickers

Second: Bud Gladstone

Motion Carried

III. ADDITIONS/DELETIONS TO AGENDA

A. Stewardship Violation (*in Executive Session*)

IV. CHAIR'S REPORT/PROGRAM MOTIONS

A. Chair's Report

Tom asked Serena to introduce the newest member of the Easement Program team. Serena introduced Matt Schaefer, who recently filled the vacant *Stewardship Specialist* position following Dennis Heinz's promotion to *Senior Stewardship Specialist*.

While on the topic of staff updates, Serena also announced that next month will be her last Easement Committee meeting ahead of her maternity leave. She explained that Mike and Bill will be guiding the meetings until her return for the December meeting.

V. DISCUSSION ITEMS

None

VI. STEWARDSHIP MOTIONS

A. The Ronald L. Frisbee Irrevocable Trust (PID #6160): New Rural Enterprise Request

Dennis was not present for the meeting, so Serena presented his memo and motion. She explained that the Frisbees requested approval for construction of a new rural enterprise building within their Acceptable Development Area (ADA). The building would include space for a new sap house (the existing sap house is currently located across the road); they have a significant maple syrup operation and the proposed siting of the new sap house would allow for direct sap collection from their lines. Looking ahead, they also have plans for a farm store with a commercial kitchen space to be located within the same building as the sap house. The reason that a request for a rural enterprise was brought forward now is because of the intended shared use-types of the entire building in the future.

According to Delhi Code Officers, the siting of a commercial kitchen space would require the incorporation of a bathroom facility on-site; the Frisbees have proposed installing a composting toilet to meet that code requirement. Additionally, they have proposed a dry well system to address grey water from sinks and washing sap equipment *only*.

Serena continued by explaining that she met recently with John Vickers and Michael Vander Werff to discuss the July Easement Committee packet materials. In their discussion of this request, the consensus was that a composting toilet could be treated the same as a portable toilet. She referenced a recent opinion letter from the Watershed Inspector General (WIG) that stated that portable toilets are allowable within the ADA. John Vickers confirmed his approval provided that, like a portable toilet, the waste (in this case, compost) is removed from the site. For the dry well system that would address grey water, DEP Watershed Rules and Regulations were conferred. Those rules and regulations do not classify grey water as sewage and therefore it could be surmised that a subsurface sewage treatment system (SSTS) would not be required, in this case. However, it was advised that the Frisbees reach out to a local branch of the Department of Health to ensure that the system would meet all of that agency's requirements

ahead of any construction. With all that being said, she recommended that language be incorporated into the presented motion that would address those contingencies.

Mike added that in his conversations with the Frisbees, it was made clear that the grey water system will be planned by an engineer. Serena added that the sap house will likely be implemented and in use by the next season, and it was communicated to the Frisbees that they should reach out to Easement staff if/when implementation begins for the commercial kitchen space.

Motion to approve the Rural Enterprise request on The Ronald L Frisbee Irrevocable Trust conservation easement property (PID #6160) as described in the landowner's request letter dated June 16, 2023 and further detailed in the Memorandum from Senior Stewardship Specialist Dennis Heinz. Approval is contingent upon proper removal of composting toilet byproduct, from the site, and any necessary regulatory approvals of the grey water system, as amended.

Motion: John Vickers

Second: Fred Huneke

Motion Carried

VII. STEWARDSHIP UPDATES

None

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 10:30 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.

Motion: Fred Huneke

Second: Bud Gladstone

Motion Carried

Motion at 12:02 p.m. to come out of Executive Session.

Motion: Dave Cammer

Second: John Vickers

Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

A. (PID #6008): Stream Work Violation

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

ACE Project Motions

None

FCE Project Motions

A. (PID #6284): Land Plan Approval and Appraisal Authorization

Motion to approve the land plan for PID# 6284 on the Land Planning Map dated May 30, 2023 as presented, and authorize appraisal of an easement under the following scenario:

One (1) +/-17.9-acre ADA, one (1) +/-36.36-acre MUA, one (1) +/-275.92-acre FA, 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 1 | = | ADA 1 |
| | | MUA 1 | = | MUA 1 |

Motion: Tom Hutson

Second: John Vickers

Yay: Fred Huneke

Nay: Tom Hutson, Dave Cammer, Paul Gallay, Bud Gladstone, Karl Gockel, and John Vickers

Motion Denied

B. (PID #6285): Land Plan Approval and Appraisal Authorization

Motion to approve the land plan for PID# 6285 on the Land Planning Map dated May 22, 2023 as presented, and authorize appraisal of an easement under the following scenario:

Two (2) ADAs consisting of +/-11.38 acres, zero (0) MUAs, one (1) +/-112.29-acre FA, and zero (0) additional tax parcels.

| <u>Existing</u> | | <u>Land Plan</u> | | <u>Total</u> |
|-----------------|---|------------------|---|----------------|
| Tax parcels: 1 | + | Subdivision: 0 | = | Tax parcels: 1 |
| | | ADA 2 | = | ADA 2 |
| | | MUA 0 | = | MUA 0 |

Motion: Dave Cammer

Second: Fred Huneke

Nay: Tom Hutson, Dave Cammer, Paul Gallay, Bud Gladstone, Karl Gockel, Fred Huneke, and John Vickers

Motion Denied

Updates

None

XI. DISCUSSION/OTHER BUSINESS

A. 2023 Q2 Easement Dashboard and Successes & Challenges Report

B. Donated Easements – Finance Committee Inquiry

XII. ADJOURNMENT

The meeting was adjourned at 12:04 p.m. by common consent.

The next meeting will be held on **Wednesday, August 2, 2023 at 10:00 a.m., via Zoom**