



MINUTES OF THE EASEMENT COMMITTEE MEETING

June 4, 2025

MEMBERS PRESENT:

Tom Hutson, *Committee Chair*
Wayland 'Bud' Gladstone
Jennifer Grossman, *via Teams*
Fred Huneke
Michael Vander Werff, *NYC DEP*

MEMBERS ABSENT:

Paul Gallay

OTHERS PRESENT:

Ryan Naatz, *Executive Director*, *via Teams*
Amy Faulkner, *Director of Operations*, *via Teams*
Serena Orleski, *Easement Program Manager*
Bill Martin, *Easement Program Acquisition Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Dennis Heinz, *Senior Land Stewardship Specialist*, *via Teams*
Matt Schaefer, *Land Conservation Stewardship Specialist*
Julian Motola, *Land Conservation Stewardship Specialist*
Troy Bookhout, *Easement Program Conservation Planner*
Kayla Atanasoff, *Easement Program Executive Assistant*
Paul Kacmarczyk, *NYS DOH*, *via Teams*
Morgan Tarbell, *NYS DOH*, *via Teams*

PUBLIC ATTENDEES:

Sean Leddy, *Delaware County Planning*, *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 May 7, 2025 public meeting of the Easement Committee.

Motion: Bud Gladstone

Second: Fred Huneke

Motion Carried

III. ADDITIONS/DELETIONS TO AGENDA

None

IV. CHAIR'S REPORT/PROGRAM MOTIONS

- A. Chair's Report
None

V. DISCUSSION ITEMS

None

VI. STEWARDSHIP MOTIONS

- A. Huntersfield Christian Training Center, Inc. (PID 6243): New Rural Enterprise Request- Commercial Woodshop

Mike presented this motion. He explained that he has been working with the landowner on a couple of reserved right requests with the help of the new Stewardship Specialist, Julian Motola. This property is fairly new to the Easement Program portfolio. The landowner is seeking approval from the Committee for a new Rural Enterprise structure within the Acceptable Development Area (ADA). The proposed structure is intended to be used as a commercial woodshop and would measure 80'x100' in size. As a bit of background, the Huntersfield Christian Training Center provides vocational training, with opportunities for full-time employment, for young men. There is an existing woodshop (indicated on the Baseline Documentation Report) that cannot support their new "mini-cabin" building enterprise. Subsequent discussions ensued.

Motion to grant approval for the Huntersfield Christian Training Center Inc (PID # 6243) new Rural Enterprise- Commercial Woodshop request dated May 21, 2025. This request is further described in the staff memorandum to the WAC Easement Committee and attached materials dated May 23, 2025.

Motion: Bud Gladstone

Second: Fred Huneke

Motion Carried

- B. Huntersfield Christian Training Center, Inc. (PID 6243): New Farm Support Housing Request

Mike presented this motion. He explained that, along with outgrowing the space needed for their commercial woodshop, the Huntersfield Christian Training Center is also in need of more housing for its participants. The landowner is seeking approval from the Committee to construct new Farm Support Housing approximately 50'x100' in size in the location of the existing Rural Enterprise structure. A new septic system will need to be installed and connected to an existing leech field. As part of this request, the landowner is also seeking approval to construct and site two 14'x36' cabins as temporary housing within the ADA to address housing needs in the interim. Discussions ensued about the logistics for siting the housing, grant funding and the projected construction schedule. Given all the steps necessary to make this happen, the Committee modified the original motion to include clearer contingencies and timelines.

Motion to grant approval for the Huntersfield Christian Training Center, Inc. (PID 6243) new Farm Support Housing request dated May 21, 2025. This request is further described in the staff memorandum to the WAC Easement Committee and attached materials dated May 23, 2025. Temporary cabins shall be removed four (4) months post issuance of a Certificate of Occupancy for the permanent Farm Support Housing. If permanent Farm Support Housing is not completed within two (2) years, request for temporary cabins must come back to Easement Committee.

Motion: Fred Huneke

Second: Bud Gladstone

Motion Carried

C. Collins, James (PID 6189): Stream Work Request

Matt presented this motion. He explained that he received a call from Jason Mondore, from Dar-View Farm, who utilizes a field on the James Collins Conservation Easement. He has been experiencing an ongoing issue of crop damage from flooding of the crop field. With every significant storm event, the flooding has deposited gravel and other debris across the fields. NYS DEC and DCSWCD have assessed the site and determined that the best course of action would be the removal of large gravel depositions along the stream corridor (approximately 150 linear feet across three locations). This would correct the flow of the stream and prevent further erosion and deposition. DCSWCD has drafted the designs and submitted the proper permits for the stream work.

Motion to approve the James Collins (PID # 6189) Stream Work activity request dated April 2, 2025. This request is further described in staff memorandum to the WAC Easement Committee and attached materials dated May 15, 2025.

Motion: Jennifer Grossman

Second: Michael Vander Werff

Motion Carried

D. Putnam County, Tilly Foster Farm (PID 6600): Stream Work Request

Mike presented this motion. He explained that at the last site visit, the program's point-of-contact for the easement property, Chris Ruthven, indicated that the County was interested in conducting stream work on an outlet for a pond. Rip rap boulders that once stabilized the stream bank have since collapsed from erosion. The proposed stream work would remove the boulders and re-stabilize the stream corridor. It was determined that NYS DEC permit approval was not necessary in this instance. However, due to the disturbance to the stream, Easement Committee approval was still required.

Motion to approve the Putnam County, Tilly Foster Farm (PID # 6600) Stream Work activity request dated May 7, 2025. This request is further described in staff memorandum to the WAC Easement Committee and attached materials dated May 23, 2025.

Motion: Bud Gladstone

Second: Michael Vander Werff

Motion Carried

VII. STEWARDSHIP UPDATES

A. Putnam County, Tilly Foster Farm (PID 6600): Rural Enterprise - Staff Level Update

Mike presented this update. As has occurred in the past, Putnam County will be hosting a concert series on its Tilly Foster Farm Conservation Easement. There are six (6) concerts scheduled between June and October 2025. They will have food trucks, portable toilets, and a 20'x24' portable stage. All components for the concert will be located within the ADA. The stage was approved at the staff-level as a Rural Enterprise improvement because it was less than 500 square feet in size.

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 10:52 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.

Motion: Fred Huneke

Second: Michael Vander Werff

Motion Carried

Motion at 11:10 a.m. to come out of Executive Session.

Motion: Bud Gladstone

Second: Jennifer Grossman

Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

None

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

ACE Project Motions

None

FCE Project Motions

A. (PID 6285): Request for Extension to Contract for Purchase & Sale

Motion to extend the term of the Contract for Purchase & Sale of a Forest Conservation Easement on PID# 6285 for a period of three (3) months, with a new expiration date of October 23, 2025.

Motion: Bud Gladstone

Second: Michael Vander Werff

Motion Carried

Updates

None

XI. DISCUSSION/OTHER BUSINESS

A. (PID 6600): Amendment Appraisal Report Discussion

XII. ADJOURNMENT

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

The next meeting will be held on **Wednesday, July 2, 2025 at 10:00 a.m., via Teams**