



## MINUTES OF THE EASEMENT COMMITTEE MEETING

December 3, 2025

### MEMBERS PRESENT:

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

### MEMBERS ABSENT:

*None*

### OTHERS PRESENT:

Serena Orleski, *Easement Program Manager*  
Rebecca Morgan, *Land Protection Coordinator*  
Mike Morales, *Easement Program Stewardship Coordinator*  
Matt Schaefer, *Land Conservation Stewardship Specialist*  
Julian Motola, *Land Conservation Stewardship Specialist*  
Troy Bookhout, *Easement Program Conservation Planner*  
Kayla Atanasoff, *Easement Program Executive Assistant*  
Ryan Naatz, *Executive Director*  
Amy Faulkner, *Director of Operations, via Teams*  
Carol Bishop, *Finance Director, via Teams*  
Morgan Tarbell, *NYS DOH, via Teams*

### PUBLIC ATTENDEES:

*None*

## 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 5, 2025 public meeting of the Easement Committee.***

Motion: Bud Gladstone

Second: Fred Huneke

***Motion Carried***

## III. ADDITIONS/DELETIONS TO AGENDA

- A. Brian Mountford (PID 6070): Forest Harvest Plan – Staff Level Approval – *deleted as a Stewardship Update in Public Session (moved to the January meeting)*

- B. 2024 PPR FAD Deliverable Recommendation – *added as a Discussion Item in Public Session*

#### IV. CHAIR’S REPORT/PROGRAM MOTIONS

*None*

#### V. DISCUSSION ITEMS

- A. 2024 PPR FAD Deliverable Recommendation

Michael presented this discussion item. He explained that DEP, WAC and other stakeholders participated in a Pre-emptive Purchase Rights (PPR) Working Group as a potential mechanism to protect regional farmland. It was reported to members at the December 2024 Easement Committee meeting that DEP could not fund a PPR initiative due to there being no direct link to water quality but were in support of WAC pursuing its implementation with outside funding. Since a year had passed, he wanted to reengage with the Committee regarding this pursuit.

Subsequent discussions ensued and it was agreed that the recommendations could be presented to the WAC Council to inform a more in-depth discussion and seek some direction on how to bring those recommendations to fruition.

#### VI. STEWARDSHIP MOTIONS

- A. 2026 Annual Monitoring Schedule

Mike presented this motion. He explained that completing the Annual Monitoring Visits is the only annual deliverable for the Easement Program. For the 2025 calendar year, staff monitored 217 properties, and for the 2026 calendar year there will be 222 properties to monitor. Two (2) acquisitions, two (2) subdivisions and one (1) tax parcel conveyance account for the five (5) additional properties. Mike indicated that the secondary monitoring visits will be completed in the beginning of the year and asked for any questions.

Subsequent discussions ensued.

***Motion to approve the 2026 Routine Annual Monitoring Schedule as written, submitted by Mike Morales, Stewardship Coordinator, dated November 18, 2025.***

Motion: Bud Gladstone

Second: Paul Gallay

***Motion Carried***

#### VII. STEWARDSHIP UPDATES

*None*

#### VIII. EXECUTIVE SESSION (IX-XI)

***Motion at 10:56 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 11:33 a.m. to come out of Executive Session.**

Motion: Fred Huneke  
Second: Paul Gallay  
**Motion Carried**

**IX. VIOLATIONS/LEGAL UPDATES**

- A. (PID 6262): Recreational Structure in the RPA – Violation Update

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

*ACE Project Motions*

None

*FCE Project Motions*

- A. (PID 6327): Land Plan Approval & Appraisal Authorization

**Motion to approve the Land Plan for PID# 6327 based on the Land Planning Maps dated November 18, 2025, as presented, and authorize appraisal of an easement under the following scenario:**

One (1) ADA consisting of ~12 acres, and one (1) FA consisting of ~194.15 acres, and two (2) MUAs consisting of 7.94 and 18.91 acres each for a total of 26.85 acres.

<u>Existing</u>		<u>Land Plan</u>		<u>Total</u>	
Tax parcels: 2	+	Subdivision: 0	=	<b>Tax parcels: 2</b>	
		ADA: 1	=	<b>ADA: 1</b>	
		MUAs: 2	=	<b>MUAs: 2</b>	

Motion: Bud Gladstone  
Second: Jennifer Grossman  
**Motion Carried**

*Updates*

None

**XI. DISCUSSION/OTHER BUSINESS**

- A. Potential CE Applicants – Committee Recommendations
- B. Water Withdrawal Permit - Update

## **XII. ADJOURNMENT**

The meeting was adjourned at 11:35 a.m.

The next meeting will be held on **Wednesday, January 7, 2026 at 10:00 a.m., via Teams**