



MINUTES OF THE EASEMENT COMMITTEE MEETING

July 1, 2026

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

OTHERS PRESENT:

Serena Orleski, *Easement Program Manager*
Rebecca Morgan, *Land Protection 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*
Carol Bishop, *Director of Finance*
Connor Young, *Agricultural Program Manager*

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 June 3, 2026 public meeting of the Easement Committee.

Motion: Michael Vander Werff

Second: Fred Huneke

Motion Carried

III. ADDITIONS/DELETIONS TO AGENDA

- A. Program FAD Stakeholder Negotiations/Future Deliverables – *added as a Discussion Item in Executive Session*

IV. PROGRAM MOTIONS

None

V. DISCUSSION ITEMS

None

VI. STEWARDSHIP MOTIONS

A. Argyle Farm & Properties, LLC (PID 6059): Stream Work Request

Troy presented this motion. He explained that the landowner and farm manager expressed interest in stream bank stabilization during last year's annual monitoring visit. Since then, he has been coordinating with Delaware County Soil & Water Conservation District (DCSWCD) Stream Management Program staff to discuss options and assist with the necessary state and federal permitting. Since the stream work is not considered a best management practice (BMP), the landowner will be funding the work - which is set to begin in August.

Michael added that DEP staff have reviewed the stream work and have no questions or concerns.

Motion to approve the Argyle Farm & Properties, LLC (PID 6059) Stream Work, Bank Stabilization activity request dated June 18, 2026, and as described in staff memo and attached materials dated June 16, 2026. This approval is contingent upon all state and federal permitting.

Motion: Bud Gladstone

Second: Michael Vander Werff

Motion Carried

VII. STEWARDSHIP UPDATES

A. Ed & Ann Oakley (PID 6162): Subdivision Discussion

Serena and Julian presented this update. Serena started by explaining that the landowner had asked staff to bring this discussion item before the Committee. She turned the floor over to Julian to give some context. Julian explained that the landowners had reached out to him with a request to subdivide a portion of their eased property with the intention to sell to a neighbor interested in developing agricultural production. In reviewing the property's Deed of Conservation Easement as part of this request, it was determined that the landowners do not have any subdivision allocations, so staff were unable to facilitate a formal request to the Committee. Instead, they talked through other options available - such as leasing - and potentially confusing template language for subdivision within the Deed. Affordability considerations were also discussed.

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 10:28 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 11:23 a.m. to come out of Executive Session.

Motion: Michael Vander Werff

Second: Paul Gallay

Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

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

B. (PID 6004): Whole Farm Plan Violation Update

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

ACE Project Motions

A. (PID 6319): Request for Extension to Contract for Purchase & Sale

Motion to extend the Contract for Purchase and Sale for conservation easement project property #6319 for a period of three (3) months, with a new expiration date of October 2, 2026.

Motion: Michael Vander Werff

Second: Fred Huneke

Motion Carried

B. July 2026 ACE Applicant Approvals

(PID 6335) - Motion to approve applicant.

Motion: Michael Vander Werff

Second: Jennifer Grossman

Motion Carried

(PID 6177) - Motion to approve applicant.

Motion: Fred Huneke

Second: Michael Vander Werff

Motion Carried

(PID 6333) - Motion to approve applicant.

Motion: Michael Vander Werff

Second: Jennifer Grossman

Motion Carried

(PID 6324) - Motion to approve applicant.

Motion: Paul Gallay
Second: Michael Vander Werff
Recusal: Bud Gladstone
Motion Carried

FCE Project Motions

A. July 2026 FCE Applicant Approvals

(PID 6334) - Motion to approve applicant.

Motion: Fred Huneke
Second: Michael Vander Werff
Motion Carried

(PID 6339) - Motion to approve applicant.

Motion: Paul Gallay
Second: Jennifer Grossman
Motion Carried

(PID 6340) - Motion to approve applicant.

Motion: Fred Huneke
Second: Bud Gladstone
Motion Carried

(PID 6341) - Motion to approve applicant.

Motion: Paul Gallay
Second: Michael Vander Werff
Motion Carried

(PID 6336) - Motion to approve applicant.

Motion: Fred Huneke
Second: Michael Vander Werff
Motion Carried

(PID 6337) - Motion to approve applicant.

Motion: Paul Gallay
Second: Fred Hunke
Motion Carried

(PID 6338) - Motion to approve applicant.

Motion: Michael Vander Werff
Second: Bud Gladstone
Motion Carried

Updates

None

XI. DISCUSSION/OTHER BUSINESS

- A. Land Trust Alliance Accreditation Update
- B. Program FAD Stakeholder Negotiations/Future Deliverables

XII. ADJOURNMENT

The meeting was adjourned at 12:08 p.m.

The next meeting will be held on **Wednesday, August 5, 2026 at 10:00 a.m., via Teams**