



MINUTES OF THE EASEMENT COMMITTEE MEETING

September 2, 2026

MEMBERS PRESENT:

Tom Hutson, *Committee Chair*
Paul Gallay
Jennifer Grossman
Fred Huneke
Michael Vander Werff, *NYC DEP*

MEMBERS ABSENT:

Wayland 'Bud' Gladstone

OTHERS PRESENT:

Serena Orleski, *Easement Program Manager*
Rebecca Morgan, *Land Protection Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Dennis Heinz, *Land Conservation Systems Specialist*
Matt Schaefer, *Land Conservation Stewardship Specialist*
Julian Motola, *Land Conservation Stewardship Specialist*
Troy Bookhout, *Easement Program Conservation Planner*
Ryan Naatz, *Executive Director*
Carol Bishop, *Director of Finance*
Connor Young, *Agricultural Program Manager*
Heather Magnan, *Communications Manager*
Morgan Tarbell, *NYS DOH*

PUBLIC ATTENDEES:

Nick Carbone, *Delaware County*
Kristin Schneider, *Delaware County*

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 August 5, 2026 public meeting of the Easement Committee.

Motion: Fred Huneke

Second: Michael Vander Werff

Motion Carried

III. ADDITIONS/DELETIONS TO AGENDA

None

IV. PROGRAM MOTIONS

None

V. DISCUSSION ITEMS

An update was given on the AFT Regional Navigator Grant.

VI. STEWARDSHIP MOTIONS

None

VII. STEWARDSHIP UPDATES

None

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 10:07 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.

Motion: Jennifer Grossman

Second: Paul Gallay

Motion Carried

Motion at 11:26 a.m. to come out of Executive Session.

Motion: Jennifer Grossman

Second: Michael Vander Werff

Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

A. (PID 6257): Unauthorized Timber Stand Improvement

B. (PID 6022): Unauthorized Timber Harvest

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

ACE Project Motions

A. (PID 6333): Land Plan Approval & Appraisal Authorization

Motion to approve the land plan for PID 6333 based on the Land Planning Map dated August 17, 2026, as presented, and authorize appraisal of an easement under the following scenario: One (1) ADA of ~9.59 acres, one (1) RPA of ~12.59 acres, one (1) FA consisting of ~74.82 acres, and zero (0) additional tax parcels.

<u>Existing</u>	<u>Land Plan</u>	<u>Total</u>
<i>Tax parcel: 1 +</i>	<i>Subdivision: 0 =</i>	<i>Tax Parcel(s): 1</i>
<i>Residences: 0 +</i>	<i>Residences: 1 =</i>	<i>Residences: 1</i>
	<i>ADA: 1 =</i>	<i>ADA: 1</i>

Motion: Paul Gallay
Second: Jennifer Grossman
Motion Carried

B. (PID 6302): Land Plan Approval & Appraisal Authorization

Motion to approve the Land Plan for PID 6302 as shown on the Land Planning Maps dated August 10, 2026, as presented, and authorize appraisal of an easement under the following scenario: One (1) ADA of ~14.83 acres, one (1) RPA of ~6.32 acres, one (1) FA consisting of ~136.55 acres, and zero (0) additional tax parcels.

<u>Existing</u>	<u>Land Plan</u>	<u>Total</u>
Tax parcel: 2 +	Subdivision: 0 =	Tax Parcel(s): 2
Residences: 0 +	Residences: 1 =	Residences: 1
	ADA: 1 =	ADA: 1

Motion: Jennifer Grossman
Second: Paul Gallay
Yay: Tom Hutson
Paul Gallay
Jennifer Grossman
Michael Vander Werff
Nay: Fred Huneke
Motion Denied

C. (PID 6332): Appraisal Approval, Offer Authorization, and Purchase & Sale Contract Execution

Motion to approve appraisal, authorize offer, and execute contract for the purchase and sale of an Agricultural Conservation Easement for PID6332, encompassing approximately 72.3 acres, at the full easement value of \$1,800 per acre.

Motion: Michael Vander Werff
Second: Fred Huneke
Motion Carried

D. (PID 6319): Approval of Final Documents

Motion to approve final easement, BDR, title insurance, survey, and ESA for PID 6319 agricultural conservation easement project, contingent upon the receipt of COFA.

Motion: Fred Huneke
Second: Michael Vander Werff
Motion Carried

FCE Project Motions

None

Updates

A. (PID 6315): Closing

XI. DISCUSSION/OTHER BUSINESS

None

XII. ADJOURNMENT

The meeting adjourned at 11:32 a.m.

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