



MINUTES OF THE EASEMENT COMMITTEE MEETING

August 6, 2025

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Wayland 'Bud' Gladstone

OTHERS PRESENT:

Ryan Naatz, *Executive Director*
Amy Faulkner, *Director of Operations*, via Teams
Serena Orleski, *Easement Program Manager*
Mike Morales, *Easement Program Stewardship Coordinator*
Dennis Heinz, *Land Conservation Systems Specialist*
Julian Motola, *Land Conservation Stewardship Specialist*
Troy Bookhout, *Easement Program Conservation Planner*
Kayla Atanasoff, *Easement Program Executive Assistant*
Paul Kaczmarczyk, *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 July 2, 2025 public meeting of the Easement Committee.

Motion: Fred Huneke

Second: Michael Vander Werff

Motion Carried

III. ADDITIONS/DELETIONS TO AGENDA

A. Job Title Updates

B. Mark Stoop (PID 6046-00): New Right of Way Request - Utility Easement – *discussion moved to Executive Session*

- C. Cristin Cabral (PID 6046-02): New Right of Way Request - Utility Easement – *discussion moved to Executive Session*

IV. CHAIR'S REPORT/PROGRAM MOTIONS

None

V. DISCUSSION ITEMS

- A. Job Title Updates

Serena took a moment to remind the Committee that the Program is currently advertising for a *Land Protection Coordinator*, which was formerly known as the *Easement Program Acquisition Coordinator*. The job title was modified to better reflect the role of the position. Additionally, she announced that Dennis' job title as *Senior Land Conservation Specialist* was modified to *Land Conservation Systems Specialist*. The position description remains the same, but the new title better suits the nature of the job role.

VI. STEWARDSHIP MOTIONS

- A. Adam Crispo (PID 6034): New Rural Enterprise Request - Commercial Camping within the ADA

Mike presented this motion. He explained that the landowner requested approval to construct four (4) commercial campsites within his Acceptable Development Area (ADA). His preliminary plan is to construct approximately 1,600 sq ft decking platforms to support 30 ft diameter geodesic domes to be used as short-term glamping rentals. He intends for the domes to have bathrooms, running water and electric. So, his plans also include the installation of a Subsurface Sewage Treatment System (SSTS), two (2) wells, and utility lines. There is an existing gravel driveway to the proposed sites, so no new roadway will need to be implemented. The landowner's long-term plan is to remove the domes and construct a permanent residence.

Michael noted that a modification to the septic system will likely be needed when it comes time to construct the residence.

Jennifer asked about the seasonality of the structures, potential light pollution from the domes, and available space should the landowner choose to leave the domes when he eventually adds a residence. Mike explained that the landowner intends to advertise the campsites in the spring through the fall. The domes are graded for snow loads, so he plans to leave them intact over the winter months. As for light pollution and the addition of a residence, zoning laws and the size of the ADA could preclude him from pursuing certain aspects of his current plans, but there are no conflicts with the terms of the Deed of Conservation Easement (CE).

Motion to approve a rural enterprise request consisting of four (4) commercial campsites to be located within the Acceptable Development Area on the Adam Crispo conservation easement property (PID #6034). This request is described in the landowners reserved right

request letter dated July 21, 2025 and further detailed in the Memorandum from Easement Stewardship Specialist Julian Motola dated July 25, 2025.

Motion: Paul Gallay

Second: Jennifer Grossman

Motion Carried

- B. Mark Stoop (PID 6046-00): New Right of Way Request - Utility Easement

The discussion for the presented motion was moved to the Executive Session.

Motion to approve a utility Right-of-Way request on the Mark Stoop conservation easement property (PID #6046-00) as described in the landowner's reserved right request letter dated July 24, 2025 and further detailed in the Memorandum from Land Conservation Stewardship Specialist Julian Motola dated July 25, 2025.

Motion: Paul Gallay

Second: Michael Vander Werff

Motion Carried

- C. Cristin Cabral (PID 6046-02): New Right of Way Request - Utility Easement

The discussion for the presented motion was moved to the Executive Session.

Motion to approve a Right-of-Way request on the Cristin Cabral conservation easement property (PID #6046-02) as described in the landowner's reserved right request letter dated July 24, 2025 and further detailed in the Memorandum from Land Conservation Stewardship Specialist Julian Motola dated July 25, 2025.

Motion: Fred Huneke

Second: Michael Vander Werff

Motion Carried

VII. STEWARDSHIP UPDATES

None

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 10:22 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.

Motion: Michael Vander Werff

Second: Fred Huneke

Motion Carried

Motion at 11:29 a.m. to come out of Executive Session.

Motion: Fred Huneke

Second: Michael Vander Werff

Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

- A. (PID 6008): Stream Work Violation – Violation Update
- B. (PID 6210): Structure in RPA – Violation Update

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

ACE Project Motions

None

FCE Project Motions

- A. (PID 6248): Appraisal Approval, Offer Authorization, and Purchase & Sale Contract Execution

Motion to approve appraisal, authorize offer, and execute contract for the purchase and sale of a Forest Conservation Easement for PID #6248, encompassing +/- 209.44 acres, at the full easement value of \$1,000 per acre.

Motion: Michael Vander Werff

Second: Paul Gallay

Motion Carried

Updates

- A. Project Updates

XI. DISCUSSION/OTHER BUSINESS

- A. (PID 6046-00): New Right of Way Request - Utility Easement
- B. (PID 6046-02): New Right of Way Request - Utility Easement

XII. ADJOURNMENT

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

The next meeting will be held on **Wednesday, September 3, 2025 at 10:00 a.m., via Teams**